

# **\$1,170,000 - 13312 Buena Vista Road, Edmonton**

MLS® #E4430073

**\$1,170,000**

4 Bedroom, 3.50 Bathroom, 3,745 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

The perfect blend of luxury and tranquility! This fabulous 3,745 sq ft home located in the heart of Laurier Heights one of Edmonton's premier neighborhoods. With 4 spacious bedrooms and 4 baths, this gem is set in a family friendly area, close to schools and recreational facilities. Just a stone's throw from your doorstep enjoy scenic walks, bike rides, or trips to the Valley Zoo and Edmonton's renowned river valley park system. The property boasts nearly 10,000 square feet of beautifully landscaped green space, a secure backyard with a brand new fence, and mature foliage. Inside, unwind in the Primary Bedroom, featuring a cozy sitting room with a fireplace, walk-in closet, and ensuite with a jetted tub. The generous living and dining areas are perfect for entertaining, while the basement offers a spacious recreation area and additional bedroom and storage. End or start your day with a refreshing swim in your very own oversized pool with poolside bath. Nature awaits just outside your doorstep, a must see!

Built in 1969

## **Essential Information**

MLS® # E4430073

Price \$1,170,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,745                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13312 Buena Vista Road |
| Area        | Edmonton               |
| Subdivision | Laurier Heights        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5R2                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Ceiling 10 ft., Detectors Smoke, Exercise Room, No Smoking Home, Patio, Pool-Indoor, Skylight, Vaulted Ceiling, See Remarks |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Front Drive Access, Insulated, Over Sized  |
| Has Pool       | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Environmental Reserve, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Private Setting, River Valley View, River View, Schools, Shopping Nearby, Subdividable Lot, View City |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 10          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 11:47am MDT