

# \$1,145,000 - 7904 Buena Vista Road, Edmonton

MLS® #E4440013

**\$1,145,000**

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

ARCHITECTURAL ELEGANCE MEETS NATURAL BEAUTY IN THIS MODERNIST RETREAT Perched on a 10,400+ sqft lot in exclusive Valleyview Laurier Heights, this updated midcentury home offers gorgeous views, professional landscaping and quick access to River Valley trails. Sun-filled living and dining space with vaulted ceilings, wood fireplace and oversized windows. The full kitchen renovation features quartz counters, marble backsplash, gas stove, counter-depth fridge, and stainless appliances, plus a door to the patio and yard, perfect for entertaining. The upper level features a custom primary suite, a 3pc ensuite, and second bedroom. Bright bedroom, 4pc bath & upgraded mudroom/laundry on the third level. Relax in the fourth level with large family room, gym, & storage. Major upgrades: triple-pane windows, Hardie plank siding, insulation (2010), metal roof and new concrete (2011), hot tub, plus a 2024 heat pump system for efficient heating & A/C. Oversize double garage plus rear-lane single garage with new shingles.

Built in 1961

## Essential Information

MLS® # E4440013

Price \$1,145,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,133
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7904 Buena Vista Road
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5R4

### Amenities

Amenities	Air Conditioner, Gazebo, Hot Tub, Patio, Walkout Basement
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad Cement/Paved, Single Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Rolling Land, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            June 2nd, 2025

Days on Market      13

Zoning                Zone 10

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