

# \$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

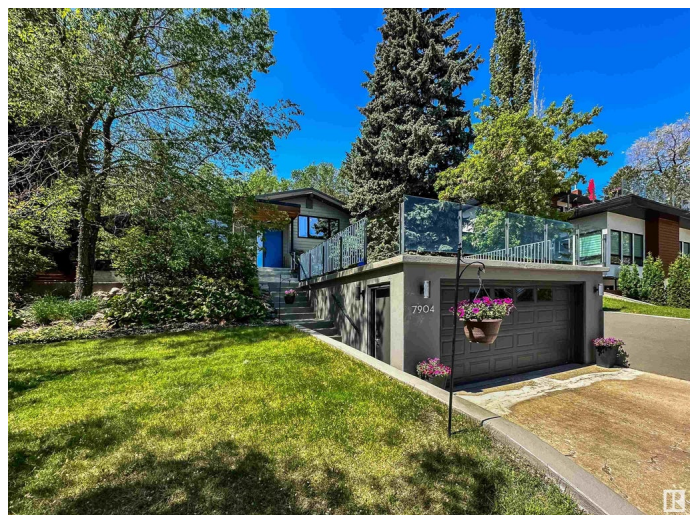
Laurier Heights, Edmonton, AB

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 | 15             |
| Zoning         | Zone 10        |

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Listing information last updated on June 16th, 2025 at 10:32pm MDT