

# **\$1,270,000 - 13809 Buena Vista Road, Edmonton**

MLS® #E4454711

**\$1,270,000**

5 Bedroom, 4.50 Bathroom, 2,314 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Stunning Brand-New Two-Storey with Legal Basement Suite in Laurier Heights! This beautifully crafted home offers over 3,400 sq ft of luxurious living space with 3 Master bedrooms, including a fully developed legal basement suite—ideal for rental income or mortgage help. Enjoy an open-concept layout with premium Belgian waterproof hardwood flooring and walls finished in modern patina by a local artist, adding unique texture and style. The chef's kitchen features custom cabinetry, built-in fridge, and double ovens—perfect for entertaining. High-performance spray foam insulation throughout, including interior walls, ensures energy efficiency and soundproofing. The basement suite has a private entrance, kitchen, laundry, and living space including the second Furnace. Located in prestigious Laurier Heights, near parks, top-rated schools, River Valley trails, and minutes from downtown. A rare chance to own a modern gem in one of Edmonton's most desirable neighborhoods!

Built in 2025

## **Essential Information**

MLS® # E4454711

Price \$1,270,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,314                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13809 Buena Vista Road |
| Area        | Edmonton               |
| Subdivision | Laurier Heights        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5R9                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 3                                                                                       |
| Has Suite         | Yes                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior          | Wood, Stucco |
| Exterior Features | See Remarks  |
| Roof              | See Remarks  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| 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 August 27th, 2025 at 5:32pm MDT