

\$1,175,000 - 13809 Buena Vista Road, Edmonton

MLS® #E4462424

\$1,175,000

5 Bedroom, 4.50 Bathroom, 2,305 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

New HOME in Laurier Heights! This beautifully built 2 storey home offers over 3400 sq ft of thoughtfully designed living space. The main floor features a grand open-concept living & dining area that flows seamlessly into the kitchen overlooking the backyard. The kitchen includes a waterfall island, custom cabinetry, integrated fridge, double ovens, & walk-in pantry. The back entry provides convenience and easy outdoor access. Upstairs, you'll find a loft, laundry rm, serene primary bedroom with walk-in closet and relaxing ensuite, plus 2 spacious bedrooms—each with its own ensuite. Additional Upgrades: premium Belgian waterproof hardwood, artist-finished patina walls, & full spray foam insulation ensure beauty, efficiency, & quiet throughout. The 2-bedroom legal basement suite includes a private entrance, full kitchen, laundry, —ideal for rental income, extended family, or home business. Situated in Laurier Heights, just steps from the River Valley, the Zoo, parks, trails & schools.

Built in 2023

Essential Information

MLS® #	E4462424
Price	\$1,175,000
Bedrooms	5



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,305
Acres	0.00
Year Built	2023
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	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	6
Zoning	Zone 10

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Listing information last updated on October 22nd, 2025 at 6:17pm MDT