

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

MLS® #E4440753

**\$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® # E4440753

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	June 5th, 2025
Days on Market	9
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 June 14th, 2025 at 7:32pm MDT