

# \$950,000 - 7814 Buena Vista Road, Edmonton

MLS® #E4416005

**\$950,000**

3 Bedroom, 3.00 Bathroom, 1,463 sqft  
Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

LOCATION, LOCATION, LOCATION..."this one has it in SPADES!!" WALK out your front door and within MINUTES, you will find yourself in the middle of Edmonton's exquisite river valley in Laurier/Buena Vista Park with direct access to the River Valley Trail System OR, if you choose, the entrance to The Edmonton Valley Zoo!! Arrive home from work...in an instant you're Walking, Jogging or Biking...Recreation at its BEST! Offering 2,820 sq.ft. (incl. the W/O basement) this elegant 2+1 bdrm home has been very well maintained (in great condition) and in 2004 the kitchen and 2 bathrooms (with steam shower) were majorly renovated on the main floor by one of the best designers in the business!! Due to the expansive space downstairs, the addition of one or even 2 bedrooms is entirely possible. Central AC and Leaf Filter was added in 2024. Two kitchen bar stools & the custom made furniture in the W/O are included in the sale. Double detached garage completes this home.

Built in 1962



## Essential Information

MLS® #	E4416005
Price	\$950,000
Bedrooms	3
Bathrooms	3.00

Full Baths	3
Square Footage	1,463
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	7814 Buena Vista Road
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5R4

### **Amenities**

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Walkout Basement, Wet Bar
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
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Exterior Features	Environmental Reserve, Hillside, Landscaped, No Through Road, Public Transportation, River Valley View, Schools, Shopping Nearby, Sloping Lot, Treed Lot, View City, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	91
Zoning	Zone 10

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Listing information last updated on March 14th, 2025 at 8:17am MDT