

\$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

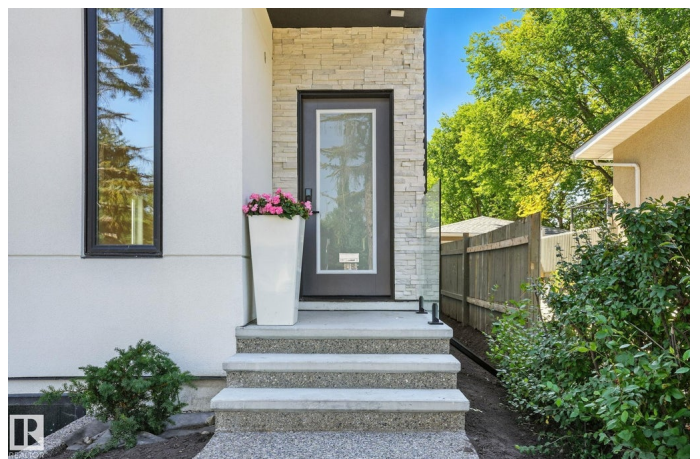
Stunning Brand-New Two-Storey with Legal Basement Suite in Laurier Heights! This beautifully crafted home offers over 3,400 sq ft of luxurious living space with 3 Master bedrooms, including a fully developed legal basement suite—ideal for rental income or mortgage help. Enjoy an open-concept layout with 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	14
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 September 9th, 2025 at 5:02pm MDT