

# **\$839,900 - 8503 Buena Vista Road, Edmonton**

MLS® #E4435777

**\$839,900**

4 Bedroom, 2.00 Bathroom, 1,503 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Beautifully updated split level in sought-after Parkview, featuring Hardie board exterior, newer shingles, & triple-pane windows. Step inside to a HUGE living room with the first of two gas fireplaces – an ideal space for entertaining, seamlessly flowing into the dining area with front-to-back windows allowing tons of natural light. The updated kitchen features classic white shaker-style cabinets, an oversized island, & cabinetry for all your storage needs. Upstairs you'll find a spacious primary bedroom, two additional good-sized bedrooms & a full bathroom. The wide staircase leads to a bright family room with 2nd gas fireplace, an addl bedroom, & full bath – perfect for guests or growing families. The basement offers a large rec room, workout area, storage & laundry space. A convenient back staircase leads to the fabulous patio, ideal for summer BBQs while enjoying the privacy of the expansive yard. Complete with a double attached garage. Close to dog park, zoo, river valley, & excellent schools.

Built in 1964

## **Essential Information**

MLS® # E4435777

Price \$839,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,503
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8503 Buena Vista Road
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5R7

### **Amenities**

Amenities	Off Street Parking, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Natural Gas Stove Hookup
Parking Spaces	5
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Laurier Heights/Parkview
Middle	Laurier Heights/Parkview
High	Jasper Place/Ross Sheppard

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	5
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 May 15th, 2025 at 3:47am MDT