

## \$899,900 - 13708 Buena Vista Road, Edmonton

MLS® #E4451257

**\$899,900**

3 Bedroom, 2.00 Bathroom, 2,099 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

This original-owner bungalow is immaculately maintained & nestled in the prestigious, family-friendly community of Parkview on a massive, park like lot. Inside, youâ€™ll find a bright, spacious layout with two charming brick wood-burning fireplaces. The kitchen offers stainless steel appliances, a breakfast nook and custom floor-to-ceiling storage. Just a few steps down, relax year-round in the sunroom with a built-in swim spa. The main floor features a 4-pc bathroom and three generous bedrooms, including a primary suite with 3-piece ensuite and walk-in closet. The partially finished basement offers additional living space and future potential. Enjoy the beautifully landscaped, low-maintenance yard and an expansive paved driveway leading to the newer oversized, double garageâ€”ideal for vehicles and storage. The home offers A/C (2024) and 100 AMP service. Steps from the River Valley, near top schools, amenities, the Edmonton Valley Zoo, and Sir Wilfrid Laurier Parkâ€”this is a gem in a prime location!

Built in 1964

### Essential Information

MLS® # E4451257

Price \$899,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,099                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13708 Buena Vista Road |
| Area        | Edmonton               |
| Subdivision | Parkview               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5R6                |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Air Conditioner, Hot Tub, See Remarks |
| Parking   | Double Garage Detached                |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                            |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Brick, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 5th, 2025

Days on Market                88

Zoning                              Zone 10

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