

\$399,900 - 17 Marchand Place, St. Albert

MLS® #E4435701

\$399,900

4 Bedroom, 2.50 Bathroom, 1,262 sqft

Single Family on 0.00 Acres

Mission (St. Albert), St. Albert, AB

Incredible Opportunity in Mission! This beautifully cared-for bungalow is ready for its new owners after 40 years of love! Featuring a huge Living Room with a cozy wood-burning fireplace, a spacious-formal dining area and an upgraded kitchen with quartz countertops and all appliances, it's perfect for family gatherings. With 4 bedrooms, 3 baths and a large primary suite with an en-suite, there's plenty of room for everyone. Soaring vaulted ceiling! Upgraded windows, newer exterior paint. The partially finished basement offers even more potential! Enjoy the fully fenced yard, maintenance-free deck, gazebo and storage sheds, all in a fabulous location backing onto a huge park/field. Situated on a quiet cul-de-sac in desirable Mission. You're just steps away from schools, shopping, restaurants and transportation. One look is all you need! Donâ€™t miss out on this absolute gem!

Built in 1970

Essential Information

MLS® #	E4435701
Price	\$399,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,262
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	17 Marchand Place
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1L7

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 24

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