

## **\$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 | 15            |
| Zoning         | Zone 24       |

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Listing information last updated on May 24th, 2025 at 6:32pm MDT