

## \$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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