

\$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 | 7 |
| Zoning | Zone 24 |

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Listing information last updated on May 16th, 2025 at 7:17pm MDT