

## **\$439,900 - 7 Marion Crescent, St. Albert**

MLS® #E4436853

**\$439,900**

5 Bedroom, 2.00 Bathroom, 993 sqft

Single Family on 0.00 Acres

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

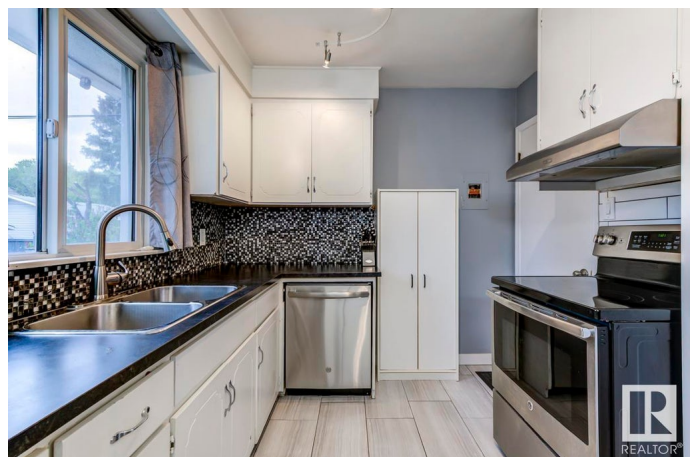
Come home to CASHFLOW in this updated 3 bedroom bungalow with a 2 bedroom LEGAL SUITE! This home offers over 1900 sqft of total living space on a 50x150â€™™ lot. The main floor unit features 3 spacious bedrooms, large living and dining areas, a bright kitchen with stainless appliances plus a private laundry room downstairs. The LEGAL basement suite has a separate entrance, 2 large bedrooms, full kitchen, full bath with tub/shower and its own laundry in-suite. Updates include newer windows, shingles (house) and hot water tank. Outside youâ€™™ll find a sunny, landscaped yard with a large deck and a MASSIVE 23x26' Double Garage (needs some TLC). Ideally located on a quiet Crescent in the heart of St Albert - just steps to VJM & St Albert High and walking distance to St Albert's incredible River Valley, Farmer's Market, plus shops, restaurants and the library. Whether you live in or rent out, this property offers exceptional value & flexibility. Donâ€™™t miss your chance to get a GREAT INVESTMENT in ST. ALBERT!

Built in 1958

### **Essential Information**

MLS® # E4436853

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 993                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7 Marion Crescent    |
| Area        | St. Albert           |
| Subdivision | Mission (St. Albert) |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 1L1              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, No Smoking Home, Vinyl Windows                            |
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Double Garage Detached, Over Sized, RV Parking |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 24        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 2nd, 2025 at 2:17pm MDT