

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

MLS® #E4447956

**\$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 freshly renovated 2 bedroom LEGAL SUITE! Over 1900 sqft of total living space on a 50x150â€™ lot. Main floor 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, brand new kitchen and laminate flooring, full bath with tub/shower and its own laundry in-suite. Updates include fresh paint, newer windows, shingles and HWT. Outside youâ€™ll find a sunny, landscaped yard with a large deck and a MASSIVE 23x26' Double Garage with 220V. 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® # E4447956

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 |

**School Information**

|        |       |
|--------|-------|
| Middle | VJM   |
| High   | SACHS |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 24         |

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Listing information last updated on August 7th, 2025 at 11:47pm MDT