

\$449,900 - 18 Marchand Place, St. Albert

MLS® #E4453965

\$449,900

4 Bedroom, 2.50 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

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

Impeccably maintained 4 level split on a quiet, no through road! This pristine home in the heart of St. Albert has been lovingly upgraded over the years and is ready for a new family. The main level features a bright living and dining room, and an eat in kitchen complete with classic oak cabinetry, QUARTZ counters, an island, stainless steel appliances and subway backsplash. The upper level has 3 bedrooms, 1 full bath and half bath ensuite. The 3rd level is complete with a bedroom, full bath, and family room w/ gas fireplace. The bsmt has a rec room and large storage room complete with a WORKSHOP! Upgrades over the years include: Caesarstone quartz counters, high end Daikin Furnace and A/C, gas fireplace insert, appliances, garage and house roof, exterior stone siding, and vinyl windows. In the back, there's an OVERSIZED DBL GARAGE and large west-facing deck overlooking the lawn and beautiful perennial gardens. Close to numerous parks, the river valley trails and shops- enjoy this great, walkable location!

Built in 1970

Essential Information

MLS® # E4453965

Price \$449,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	18 Marchand Place
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1L8

Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ronald Harvey Elementary
Middle	William D Cuts
High	Paul Kane High School

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 24

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