

## \$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 | 3                 |
| 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 August 24th, 2025 at 10:32am MDT