

## \$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	4
Zoning	Zone 24

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Listing information last updated on July 20th, 2025 at 12:02pm MDT