

## \$399,900 - 6 Marion Crescent, St. Albert

MLS® #E4453082

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

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

Located on a quiet crescent in Mission, this renovated half duplex is sure to impress! Soaring ceilings welcome you in a grand entrance, and lead you to your renovated kitchen w/ plenty of cabinetry, stainless steel appliances and central island. The large dining space w/ access to your backyard, and front living room with gorgeous newer windows, sprawl the length of the home. Upstairs you will find 3 good sized bedrooms, 2 including walk-in closets, as well as a renovated 4 piece bathroom. Completing this level is the quaint balcony overlooking the front yard. The basement is finished with a rec room, flex room w/ closet, 3 piece bathroom, and a laundry / mechanical room. Completing this home is the single detached garage! Other recent upgrades incl. the hot water tank, roof & driveway & landscaping! Prime location with walkability to schools, parks, public transportation, downtown St. Albert & Ray Gibbon Drive!

Built in 1971

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453082  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,572         |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6 Marion Crescent    |
| Area        | St. Albert           |
| Subdivision | Mission (St. Albert) |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 1L2              |

### Amenities

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, Vinyl Windows, See Remarks, Exterior Walls 2"x8", 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                    |
| Parking        | Single Garage Detached                                                                                                                               |

### Interior

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                                              |
| Stories      | 3                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                 |
| Basement     | Full, Partially Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Block, Stucco                                                                                                                                   |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                                                                                    |

|              |               |
|--------------|---------------|
| Construction | Block, Stucco |
| Foundation   | Block         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 21st, 2025 at 4:02am MDT