

## **\$799,000 - 19 Mission Avenue, St. Albert**

MLS® #E4435315

**\$799,000**

5 Bedroom, 3.50 Bathroom, 2,725 sqft

Single Family on 0.00 Acres

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

INCREDIBLE home fronting the STURGEON RIVER with a WALKOUT LEGAL BASEMENT SUITE! Located in St. Albert's most charming community of Mission, this truly rare home has been exceptionally well cared for. As you step inside, you're welcomed by a GRAND OPEN-TO-ABOVE ENTRANCE leading to a massive kitchen with GAS STOVE, GRANITE COUNTERTOPS, and CEILING-HEIGHT CABINetry. The spacious living and dining areas are bathed in natural light from the many large windows. A stunning SOUTHEAST-FACING BALCONY offers breathtaking river views—perfect for morning coffee or relaxing in the sun. Upstairs you'll find a bonus room, a MASSIVE PRIMARY BEDROOM with vaulted ceilings, a GAS FIREPLACE, 5PC ENSUITE with DUAL SINKS and JETTED TUB, and a WALK-IN CLOSET. Two more bedrooms and a 4PC BATH complete the upper level. The WALKOUT BASEMENT SUITE features a full kitchen and separate laundry. Includes a HEATED OVERSIZED GARAGE. Steps to RED WILLOW TRAILS, a boat launch, a short walk to downtown and the St. Albert Farmers Market!

Built in 2005

### **Essential Information**



MLS® #	E4435315
Price	\$799,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,725
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	19 Mission Avenue
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1H6

### Amenities

Amenities	Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3

Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Playground Nearby, Ravine View, River View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Ronald Harvey, B.K
Middle	WD Cuts, VJM
High	Bellerose, SACHS

## Additional Information

Date Listed	May 8th, 2025
Days on Market	7
Zoning	Zone 24

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