

## \$774,800 - 19 Mission Avenue, St. Albert

MLS® #E4441003

**\$774,800**

5 Bedroom, 3.50 Bathroom, 2,725 sqft

Single Family on 0.00 Acres

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

WAKE UP TO RIVER VIEWS in this truly unique home fronting the STURGEON RIVER, with a WALKOUT LEGAL BASEMENT SUITE that's perfect for a HOME-BASED BUSINESS, MULTI-GENERATIONAL LIVING, or INCOME/AIRBNB. Located in the desirable community of Mission—just steps from downtown St. Albert—this well-maintained home welcomes you with a grand open-to-above foyer and a spacious kitchen with gas stove, granite counters, and ceiling-height cabinets. Light pours into the living and dining rooms, where you can step onto your southeast-facing balcony and soak in the sun with river views. Upstairs, unwind in your massive primary retreat with vaulted ceilings, fireplace, 5PC ensuite w/ jet tub, and walk-in closet. A BONUS ROOM, three more bedrooms, and a full bath complete the upper level. Downstairs, the bright walkout suite has its own kitchen, laundry, and private entrance. From river walks to the Farmers Market to launching your kayak right across the road—this home offers a lifestyle to fall in love with.

Built in 2005

### Essential Information

MLS® # E4441003

Price \$774,800



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                June 6th, 2025

Days on Market        59

Zoning                        Zone 24

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Listing information last updated on August 4th, 2025 at 9:02am MDT