

## **\$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 | 1             |
| Zoning         | Zone 24       |

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Listing information last updated on May 9th, 2025 at 4:03pm MDT