

Courtesy Of Stefani F Schell Of RE/MAX Elite

## \$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    1  
Zoning             Zone 24

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