

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

MLS® #E4452131

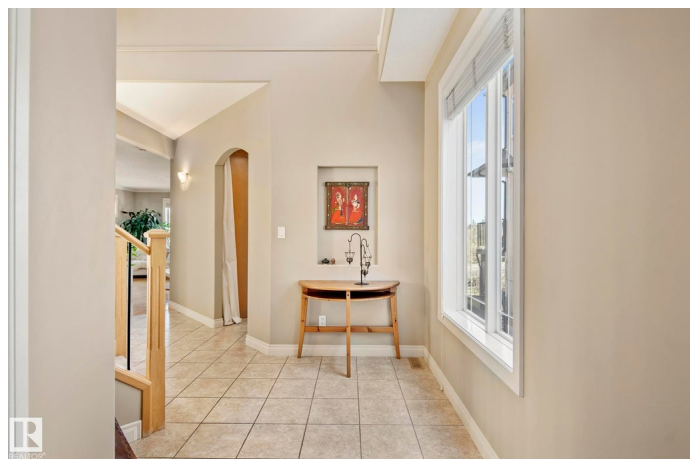
**\$774,800**

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® # E4452131

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                August 8th, 2025

Days on Market        10

Zoning                      Zone 24

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Listing information last updated on August 18th, 2025 at 4:17am MDT