

## \$450,000 - 22 Royal Street, St. Albert

MLS® #E4438158

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Riverside (St. Albert), St. Albert, AB

Welcome to this beautifully maintained half-duplex in the sought-after Riverside community! The popular Terrace floor plan offers a bright and functional layout perfect for modern living. Step inside to a warm and inviting entrance that opens to a spacious main floor featuring hardwood throughout the kitchen, dining, and living areas. The stylish U-shaped kitchen boasts quartz counter tops, a glass tile backsplash, and overlooks the open concept living and dining area. Upstairs, the generous primary bedroom includes a large walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms share access to a 4-piece bath, and convenient upstairs laundry with a linen closet. The fully fenced backyard offers privacy, good yard space and a 2 tired deck. The single attached garage provides added convenience. The unfinished basement is ready for your personal touch and future development. Located in a family-friendly neighborhood close to parks, trails, and all amenities.

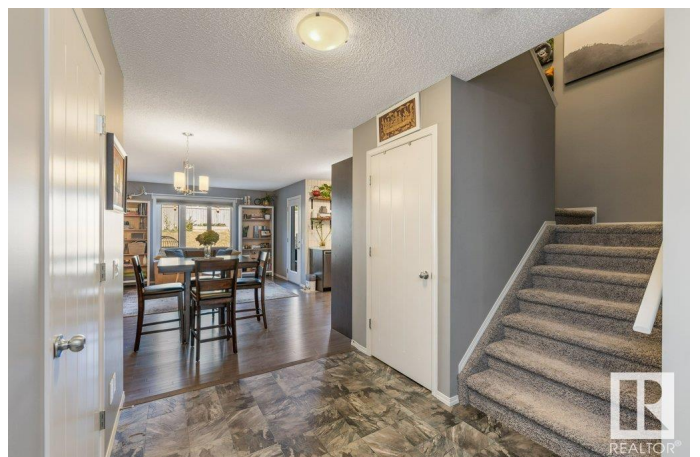
Built in 2015

### Essential Information

MLS® # E4438158

Price \$450,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,415         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 22 Royal Street        |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7N9                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                8

Zoning                            Zone 24

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Listing information last updated on May 31st, 2025 at 2:32pm MDT