

## \$449,999 - 24 Royal Street, St. Albert

MLS® #E4433685

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

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

Beautifully maintained half-duplex in Riverside! This stylish home features professional landscaping with a terraced stone retaining wall and stone patio—perfect for relaxing or entertaining this summer. The bright and clean main floor offers an open layout with a spacious U-shaped kitchen, dining area, and living room, plus a convenient 2-pce powder room. Upstairs, the good-sized primary bedroom includes a walk-in closet and 3-pce ensuite. Two more bedrooms, a full bath, and laundry complete the upper level. The fully fenced yard is a true highlight with its thoughtful design and the single attached garage adds convenience. The unfinished basement offers potential for future development. Located in a family-friendly neighborhood near parks, trails, and all amenities. This home is move-in ready and combines function with comfort.

Built in 2015

### Essential Information

MLS® #	E4433685
Price	\$449,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,403
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	24 Royal Street
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7N9

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Patio, Secured Parking, Vinyl Windows
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	Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025

Days on Market 6

Zoning Zone 24

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