

\$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

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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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