

## \$450,000 - 16 Royal Street, St. Albert

MLS® #E4454413

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

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

Welcome to this charming 2-storey half duplex located in the desirable Riverside community. Offering 3 bedrooms and 2.5 bathrooms, this home is thoughtfully designed with hardwood floors throughout the main living areas, creating a warm and inviting atmosphere. The open-concept main floor features a spacious living room, a well-appointed kitchen, and a dining area with access to your deck and good-sized yard - perfect for entertaining or enjoying quiet evenings outdoors. Upstairs, you'll find three comfortable bedrooms, including a primary suite with its own ensuite bath. The unfinished basement provides plenty of potential for future development, while the tandem attached garage offers ample parking and storage. A beautiful opportunity to live in one of St. Albert's most sought-after neighbourhoods!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454413  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,420     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16 Royal Street        |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7N8                |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Front Porch, See Remarks |
| Parking   | Front Drive Access, Single Garage Attached, Tandem                 |

### Interior

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

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                    |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
|-------------|-------------------|

Days on Market 1

Zoning Zone 24

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