

## \$600,000 - 118 Royal Street, St. Albert

MLS® #E4444596

**\$600,000**

3 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

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

BACKING ONTO GREEN SPACE....NO house in the back offers you lot of Privacy in the backyard and Deck. Single family lot with Huge backyard. Affordable 1850 SQFT house with Den on Main floor, Bonus room on the Second floor plus 3 bedrooms. All the 3 floors are 9 feet high. Huge living room with fireplace mantle with Porcelain tiles and MDF Paneling on both sides. Separate entrance to basement with option for Legal basement. Huge windows with Triple Pane. 8 feet high front entrance door. Custom lights. Master Ensuite with Custom Shower and Soaker tub. Shaker style painted Custom kitchen cabinets with quartz counter tops. Walk through butlers pantry with additional sink. Gas cook top and gas line for barbecue. Upgraded interior finishes with Maple hand rail to the second level. Feature wall in Master bedroom and Foyer. MDF Shelves in all the closets. Main floor with LVP, Porcelain tiles in all the bathrooms and Carpet on second floor. High efficiency furnace and tankless hot water system. UNDER CONSTRUCTION.

Built in 2025

### Essential Information

MLS® # E4444596

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,841                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 118 Royal Street       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8C9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Control, Hood Fan  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Not |

|              |  |
|--------------|--|
|              | Landscaped, Park/Reserve, Playground Nearby, Ravine View |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl                                       |
| Foundation   | Concrete Perimeter                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 24         |

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Listing information last updated on June 27th, 2025 at 9:18am MDT