

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

MLS® #E4444596

**\$600,000**

3 Bedroom, 2.50 Bathroom, 1,905 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	1,905
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	19
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 8:17am MDT