

## \$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.

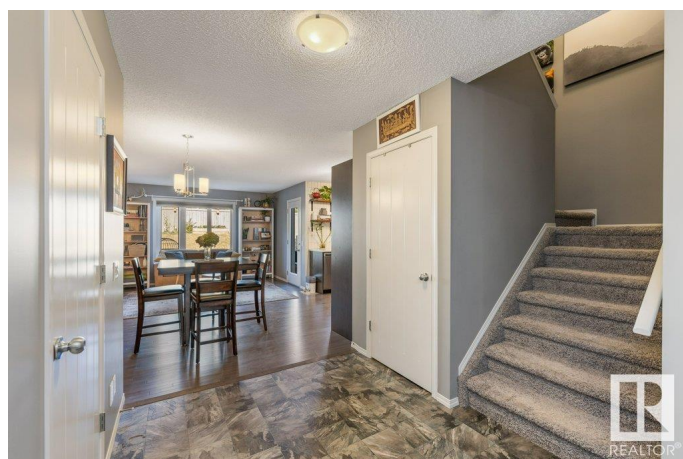
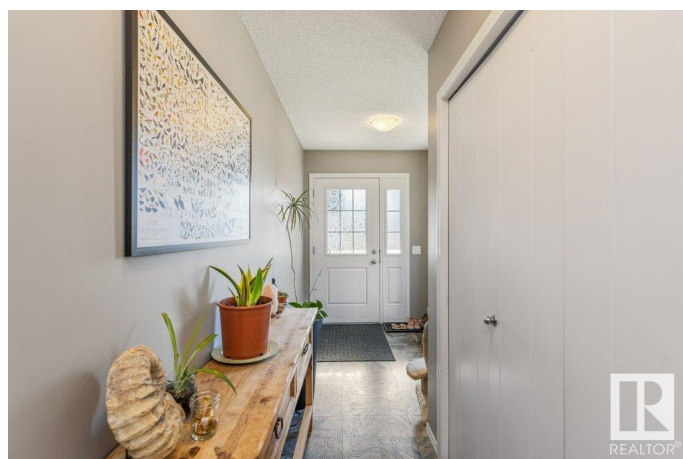
Built in 2015

### Essential Information

MLS® # E4438158

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                7

Zoning                            Zone 24

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Listing information last updated on May 29th, 2025 at 10:18pm MDT