

# \$535,000 - 98 Royal Street, St. Albert

MLS® #E4430756

## \$535,000

3 Bedroom, 2.50 Bathroom, 1,671 sqft  
Single Family on 0.00 Acres

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

Welcome to the Micaan EnerGuide-rated 3-bed, 2.5-bath home with 1,671 sq. ft. of smart design and stylish finishes. The open-concept main floor offers seamless flow between living, dining, and kitchen spaces, featuring 42" upper cabinets, quartz countertops throughout, and MDF shelving in all closets and storage areas. Upstairs, enjoy a spacious primary suite with walk-in closet and a tiled shower in the ensuite. Two additional bedrooms, a full bath, and a versatile bonus room offer flexibility for any lifestyle. Laundry is conveniently located upstairs, and a powder room is included on the main floor. Cami Comfort Homes build. Our single family attached homes are built to reduce sound and eliminate odour transfer. Price includes house, lot, GST, and legal fees.

Built in 2025

### Essential Information

MLS® #	E4430756
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,671
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	98 Royal Street
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat
Parking Spaces	2
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
-------------	------------------

Days on Market 64

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 June 16th, 2025 at 11:47pm MDT