

\$499,888 - 11 Mount Royal Drive, St. Albert

MLS® #E4445772

\$499,888

4 Bedroom, 2.00 Bathroom, 1,164 sqft

Single Family on 0.00 Acres

Mission (St. Albert), St. Albert, AB

Double lot with a legal basement suite backing on to a park! This exceptional property offers a fantastic opportunity as either a charming residence or a lucrative investment. Reside in the upper level while leasing the suite or capitalize on dual rental incomes. This cared-for home with ample yard space and storage offers ideal walkability, just steps from the serene Sturgeon River and downtown. The upper-level features three inviting bedrooms, with the middle room previously used as a den, complete with patio doors opening to a serene and spacious back deck. The main floor tenant has a generously sized living area, a well-appointed kitchen with a dining nook, and abundant storage and a modern main bath. The basement hosts a shared laundry room and storage - while the 1 bed/1 bath suite has private access, a roomy living area and a updated kitchen. A oversized double garage w/ carport gives both up and down suites parking and storage! The perfect investment in a family community.



Built in 1960

Essential Information

MLS® #	E4445772
Price	\$499,888
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11 Mount Royal Drive
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1J3

Amenities

Amenities	Detectors Smoke
Parking Spaces	8
Parking	Double Garage Detached, Front Drive Access, Over Sized, Parking Pad Cement/Paved

Interior

Appliances	Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	Zone 24

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