

## \$450,000 - 16 Royal Street, St. Albert

MLS® #E4454413

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

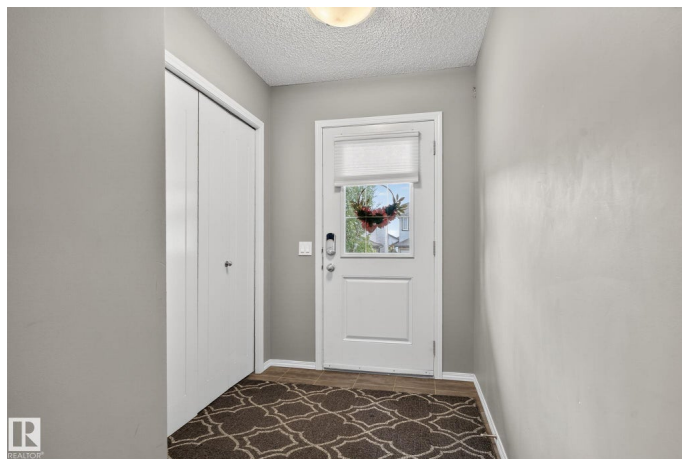
Riverside (St. Albert), St. Albert, AB

Welcome to this charming 2-storey half duplex located in the desirable Riverside community. Offering 3 bedrooms and 2.5 bathrooms, this home is thoughtfully designed with hardwood floors throughout the main living areas, creating a warm and inviting atmosphere. The open-concept main floor features a spacious living room, a well-appointed kitchen, and a dining area with access to your deck and good-sized yard - perfect for entertaining or enjoying quiet evenings outdoors. Upstairs, you'll find three comfortable bedrooms, including a primary suite with its own ensuite bath. The unfinished basement provides plenty of potential for future development, while the tandem attached garage offers ample parking and storage. A beautiful opportunity to live in one of St. Albert's most sought-after neighbourhoods!

Built in 2014

### Essential Information

MLS® #	E4454413
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,420



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16 Royal Street
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7N8

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, See Remarks
Parking	Front Drive Access, Single Garage Attached, Tandem

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 22nd, 2025
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Days on Market 1

Zoning Zone 24

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Listing information last updated on August 23rd, 2025 at 10:17am MDT