

Courtesy Of Christopher R Mazurak Of 2% Realty

## \$623,900 - 99 Royal Street, St. Albert

MLS® #E4465214

**\$623,900**

3 Bedroom, 2.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

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

UPGRADED HOME IN THE COMMUNITY OF RIVERSIDE! This better than new home from Homes By Avi features 2066 sq.ft with 3 spacious bedrooms, each w/WIC's, 2.5 bathrooms, cozy upstairs family room, laundry room & office, perfect for the young student at home. Large welcoming foyer transitions to the open concept great room that highlights the feature-wall with electric F/P, luxury vinyl plank flooring & oversized windows. Kitchen features an abundance of cabinetry, quartz countertops, large island, hood fan, microwave oven & walk-thru pantry. The spacious dining area has ample sunlight, perfect for get togethers! Convenient half bath finishes the main level. Walk up stairs to the primary bedroom with beautiful 5 piece ensuite and spacious walk in closet! Very functional unfinished basement awaits your personal touch. The Riverside community has extensive walking trails and the perfect central location with great schools, shops, eateries & all local amenities! Act Fast!

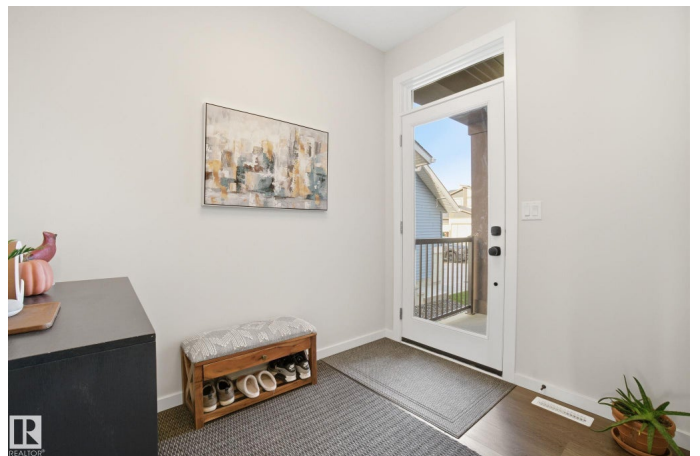
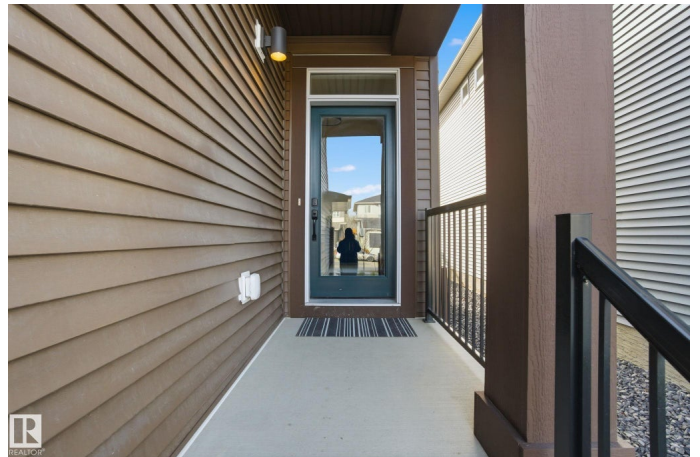
Built in 2024

### Essential Information

MLS® # E4465214

Price \$623,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,067                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 99 Royal Street        |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7X4                |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Wall Mount                                                                                                        |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                        |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 24            |

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Listing information last updated on November 15th, 2025 at 3:47pm MST