

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!

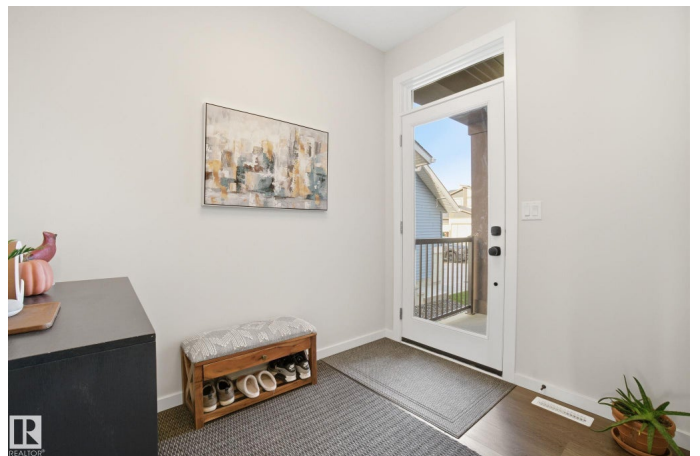
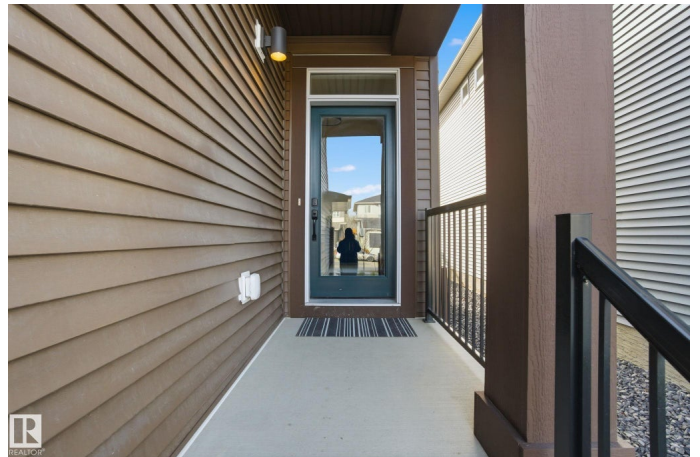
Built in 2024

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

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 November 15th, 2025 at 6:17pm MST