

# \$549,900 - 106 Royal Street, St. Albert

MLS® #E4445070

## \$549,900

3 Bedroom, 2.50 Bathroom, 1,737 sqft  
Single Family on 0.00 Acres

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

Discover the Mica – a stylish, EnerGuide-rated home designed for modern living. The open-concept main floor seamlessly blends the kitchen, nook, and living room into one spacious area, perfect for entertaining. A convenient pantry offers extra storage, and the 18x24 garage includes a floor drain. Upstairs features a versatile bonus room, two secondary bedrooms, a main bath, and a spacious primary suite with a tiled shower, dual sinks, and walk-in closet. The upper-level laundry room includes a sink for added convenience. Includes a \$5,000 appliance credit. Our single family attached homes are built to reduce sound and eliminate odour transfer. Home is in final stages of construction and will be completed on July 4.



Built in 2025

### Essential Information

MLS® #	E4445070
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,737
Acres	0.00

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

### Community Information

Address	106 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., Closet Organizers, Detectors Smoke, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	June 30th, 2025
Days on Market	5

## Zoning

## Zone 24

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Listing information last updated on July 5th, 2025 at 5:17am MDT