

## \$539,900 - 90 Royal Street, St. Albert

MLS® #E4437146

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,671 sqft

Single Family on 0.00 Acres

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

CAMI custom built like new designer townhouse, in the beautiful new Riverside neighborhood. Enjoy your privacy with NO NEIGHBORS behind, looking onto green space and a view of MORGAN PARK. This modern home has TONS of extra upgrades. Luxury vinyl plank flooring leads to the open plan kitchen with large quartz island with double sinks, walk in pantry & glass backsplash. The large family room has extra upgraded window, oversized dining area overlooking a fully fenced yard with new concrete pad & 220 amp ready for your hot tub & gas hook up for the summer BBQs. A dream garage has epoxy brand new flooring, extra \$5000 man door, floor drain & hot/cold taps. Open glass railing leads upstairs to bright sunny bonus room & 3 large bedrooms. Stay nice & cool with central A/C. Handy second floor laundry boasts front load washer & dryer. The master bedroom has an amazing spa like ensuite with double sinks & glass shower. Don't miss this home with ALL the landscaping already done!

Built in 2024

### Essential Information

MLS® # E4437146

Price \$539,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,671
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	90 Royal Street
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Hot Tub, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025

Days on Market                46

Zoning                            Zone 24

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