

# \$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. Cami Comfort's single family attached homes are built to reduce sound and eliminate odour transfer.

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	28
Zoning	Zone 24

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