

Courtesy Of Jeff D Jackson Of Bode

## \$704,900 - 155 Royal Street, St. Albert

MLS® #E4433660

**\$704,900**

3 Bedroom, 2.50 Bathroom, 2,259 sqft

Single Family on 0.00 Acres

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

The Evan by San Rufo Homes offers spacious, flexible living with standout features ideal for modern families. Whether you're working from home, hosting guests, or planning for the future, this home evolves with your needs—without compromising on style. The main floor welcomes you with a spacious foyer and a private den—perfect for a home office or quiet retreat. An open-concept layout connects the great room, kitchen, and dining nook, creating a functional flow for everyday life. The kitchen includes a large island, quartz countertops, a hood fan, and a walk-through pantry for easy grocery unloading. A convenient side entrance adds versatility, ideal for potential future development. Upstairs, you'll find a vaulted-ceiling bonus room, upstairs laundry, and three bedrooms—each with a walk-in closet. The primary bedroom offers a spa-like ensuite with double sinks, a drop-in tub, and a separate shower for your end-of-day escape. Photos are representative.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433660  |
| Price     | \$704,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,259                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 155 Royal Street       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8C9                |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025

Days on Market                18

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 May 18th, 2025 at 1:47am MDT