

## \$800,000 - 81 Royal Street, St. Albert

MLS® #E4450413

**\$800,000**

6 Bedroom, 5.00 Bathroom, 2,456 sqft

Single Family on 0.00 Acres

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

Steps from 350 acres of parks, trails, and the Sturgeon River, this stunning 6-bed, 5-bath home offers space, style, storage and flexibility. Quality is in every finish. The bright, open-concept main floor features a chef's kitchen with huge quartz island with sink, and custom lighting, plus a cozy living room with stone fireplace. Upstairs: four spacious bedrooms, family room, laundry, and two ensuites including a luxurious primary with walk-in closet and spa-like bath. Main floor bedroom with full bath. Basement has 9' ceilings, a bedroom, rec room, wet bar, den, full bath, separate side entrance, and in-law suite potential. Heated garage with vaulted ceiling and mezzanine. Professionally landscaped yard with composite deck, cobblestone, and fruit trees. 200 amp service, wired for hot tub and BBQ. Extensive investment made in the custom build, basement development, and Terra Nova-designed landscaping. A rare blend of luxury and practicality— all move-in ready!

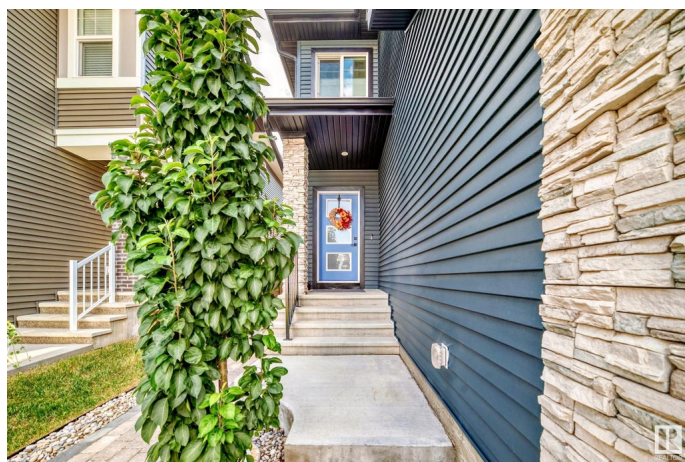
Built in 2021

### Essential Information

MLS® # E4450413

Price \$800,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,456                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 81 Royal Street        |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7X4                |

### Amenities

|           |                                                                                                                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Bar, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Gazebo, Guest Suite, Hot Tub, Hot Water Natural Gas, Vinyl Windows, Heat Exchanger, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized                                                                                                                                                                                                          |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Stone Facing                                                                               |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 24         |

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT