

Courtesy Of Nichola E Servante Of RE/MAX River City

## **\$499,888 - 11 Mount Royal Drive, St. Albert**

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MLS® #E4445772

### **\$499,888**

4 Bedroom, 2.00 Bathroom, 1,164 sqft  
Single Family on 0.00 Acres

Mission (St. Albert), St. Albert, AB

Double lot with a legal basement suite backing on to a park! This exceptional property offers a fantastic opportunity as either a charming residence or a lucrative investment. Reside in the upper level while leasing the suite or capitalize on dual rental incomes. This cared-for home with ample yard space and storage offers ideal walkability, just steps from the serene Sturgeon River and downtown. The upper-level features three inviting bedrooms, with the middle room previously used as a den, complete with patio doors opening to a serene and spacious back deck. The main floor tenant has a generously sized living area, a well-appointed kitchen with a dining nook, and abundant storage and a modern main bath. The basement hosts a shared laundry room and storage - while the 1 bed/1 bath suite has private access, a roomy living area and a updated kitchen. A oversized double garage w/ carport gives both up and down suites parking and storage! The perfect investment in a family community.



Built in 1960

### **Essential Information**

MLS® #	E4445772
Price	\$499,888
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11 Mount Royal Drive
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1J3

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	8
Parking	Double Garage Detached, Front Drive Access, Over Sized, Parking Pad Cement/Paved

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 7

Zoning Zone 24

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