



18 MOUNT ROYAL Drive St. Albert AB

\$329,900

Fully finished, renovated with a comfortable floor plan this home has lots to offer. NEW laminate/ vinyl plank floors throughout. Living room has newer large venting picture window. Eat-in kitchen with newer cabinets & appliances. Spacious renovated main bathroom. Den has stylish barn doors & can easily be converted back into a private second bedroom. Basement has newer Pine & Cedar tongue & groove walls & vinyl plank flooring. Large family room, laundry room with kitchenette, full 3 piece bathroom & second bedroom. Furnace (2007), HWT (2021), Roof (2012). Large and deep, PRIVATE, fully fenced back yard. Fabulous for pets, kids, gardening & get togethers! NEW TALL 10x10 shed. Perfect for a he/she shed. Extra shed at top of property for items like winter tires. Back lane parking accommodates multiple vehicles and/or space for RV's/Trailer. City is almost done replacing the sewer & water lines. New sidewalks & road in progress! Steps away from river valley walking trails & St Albert farmers market.

Listing Presented By:



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