

# \$749,800 - 169 Kingswood Boulevard, St. Albert

MLS® #E4442300

**\$749,800**

4 Bedroom, 3.00 Bathroom, 1,883 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

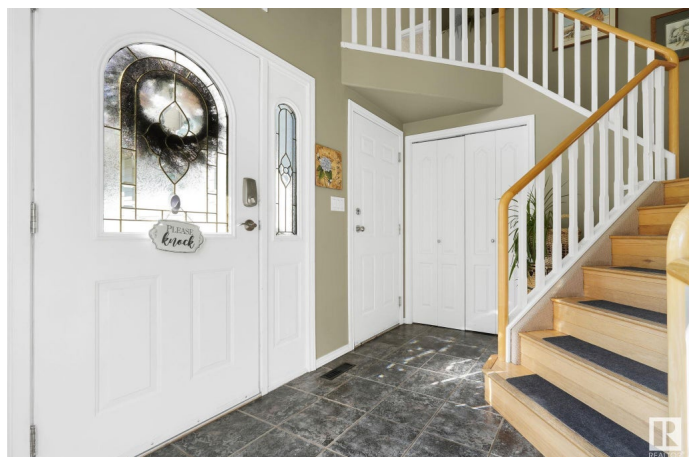
Get ready to be impressed - this executive-style home in prestigious Kingswood has it all. From the 3 car garage to the high-end craftsmanship, this home is luxury meets family-friendly. The main floor features soaring ceilings, spacious open-concept layout, huge family-sized bath, a massive laundry room adds everyday convenience, while the 2nd & 3rd bdrms are generously sized. Private primary suite is tucked away, making it a true retreat with a spa-like ensuite. Flex space just outside is perfect for office/hobby zone. The bsmt has the wow factor - high ceilings, a bar, huge windows & salon room that can easily be converted to a 4th bdrm. There's plumbing in place for a future wet bar or suite, plus heated floors in the full bath, 2nd laundry, wine room & tons of storage. Outside, enjoy a show-stopping covered deck (2024) & space to garden. Extras include: A/C, upgraded finishes, thoughtful storage & much more! Amazing neighborhood w/ trails, green space & 3 mins to Servus Place & easy access to Henday!

Built in 1999

## Essential Information

MLS® # E4442300

Price \$749,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,883                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 169 Kingswood Boulevard |
| Area        | St. Albert              |
| Subdivision | Kingswood               |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 6V4                 |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                              |
| Parking        | Triple Garage Attached                                                         |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                                  |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                        |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Leo Nickerson,Neil M Ross |
| Middle     | Lorne Akins,Fowler,ESSMY  |
| High       | SACHS, Paul Kane          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 66              |
| 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 August 17th, 2025 at 10:17pm MDT