

# **\$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	63
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 15th, 2025 at 9:48am MDT