

# \$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

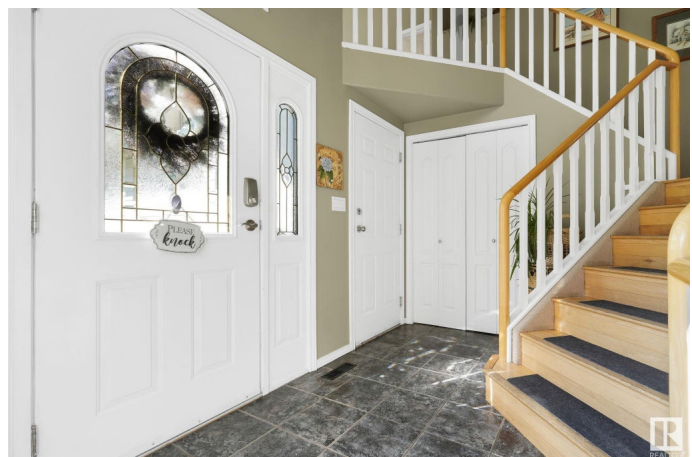
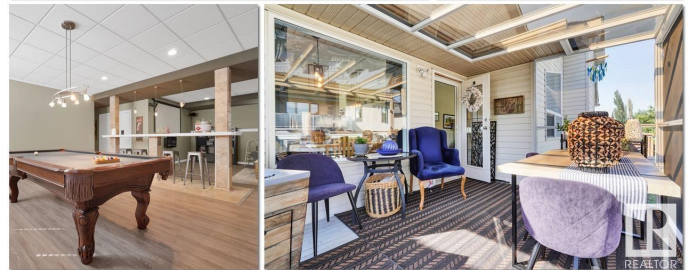
Kingswood, St. Albert, AB

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 | 19              |
| Zoning         | Zone 24         |

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Listing information last updated on July 2nd, 2025 at 12:32am MDT