

# \$685,000 - 17 Kendall Crescent, St. Albert

MLS® #E4452637

**\$685,000**

4 Bedroom, 2.50 Bathroom, 1,496 sqft  
Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Located in the highly desirable neighbourhood of Kingswood on a large corner lot in a quiet cul-de-sac, this well-maintained raised bungalow offers nearly 1,500 sq ft of bright, open-concept living space with luxury vinyl plank floors, soaring vaulted ceilings & large windows throughout. The main floor features a spacious living room with gas fireplace, a large kitchen with Corian countertops, raised dining bar, and corner pantry, as well as a primary suite with a walk-in closet and ensuite, a den/flex room, mudroom with laundry, and access to the private, landscaped yard. The fully finished basement boasts in-floor heating, a large rec room with pool table (included), 3 additional bedrooms – 2 connected by a Jack & Jill bthrm – & plenty of storage. Additional highlights include new shingles (2024), air conditioning, a heated oversized garage, Furnace 2023, a Navien Combi-boiler (installed Dec 2023). This is a rare opportunity to own a move-in-ready home in one of the area's most sought-after communities.

Built in 2000

## Essential Information

MLS® #	E4452637
Price	\$685,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	17 Kendall Crescent
Area	St. Albert
Subdivision	Kingswood
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6X8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Humidifier-Power(Furnace), Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 12th, 2025
Days on Market	25
Zoning	Zone 24

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