

## \$699,800 - 169 Kingswood Boulevard, St. Albert

MLS® #E4453905

**\$699,800**

4 Bedroom, 3.00 Bathroom, 1,883 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Top 10 Reasons Youâ€™ll Love This Kingswood Executive Home. 1. Prestigious & quiet location with everything you want close by: trails, green space, 3 minutes to Servus Place & easy access to the Henday. 2. Triple Car Garage - need we say more?! 3. High-end craftsmanship blended with a practical, family-friendly layout. 4. Main floor features soaring ceilings, open-concept design, a massive family-sized bath & oversized laundry room. 5. Private primary retreat tucked away with a spa-like ensuite for true relaxation. 6. Flexible living space just outside the primary suite, perfect for an office, study nook, or hobby zone. 7. Basement with wow factor: high ceilings, large windows, bar area, salon room that can easily convert to a 4th bedroom. 8. Comfort and convenience with heated floors in the full bath, a second laundry, wine room & plenty of storage. 9. Outdoor living at its best with a brand-new (2024) covered deck and garden space. 10. Extras & upgrades throughout that are sure to impress!!

Built in 1999

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453905  |
| Price    | \$699,800 |
| 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    | August 20th, 2025 |
| Days on Market | 22                |
| 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 September 11th, 2025 at 1:17pm MDT