

# \$949,900 - 264 Kingswood Boulevard, St. Albert

MLS® #E4421131

## \$949,900

5 Bedroom, 4.50 Bathroom, 2,227 sqft  
Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Nestled in the highly sought-after community of Kingswood, this exquisite 2200 sqft fully finished walkout bungalow offers luxury living at its finest. Boasting 5 spacious bedrooms and 3.5 bathrooms, this home is perfect for families or those who love to entertain. The heart of the home features an open-concept layout with elegant finishes, seamlessly connecting the living, dining, and kitchen areas. Stay comfortable year-round with in-floor heating and air conditioning, while built-in surround sound enhances your entertainment experience. The walkout basement adds an extra level of living space, leading to a beautifully landscaped backyard. Enjoy movie nights in your private theatre room or relax year-round in the sunroom with panoramic views. The triple attached garage provides ample storage and convenience, while the tranquil setting of Kingswood enhances the appeal of this remarkable property. This home truly combines comfort, style, and functionality in a location youâ€™ll love to call home.

Built in 2007

## Essential Information

MLS® #	E4421131
Price	\$949,900



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,227
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	264 Kingswood Boulevard
Area	St. Albert
Subdivision	Kingswood
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1B9

### **Amenities**

Amenities	Air Conditioner, Walkout Basement
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, No Back Lane, Playground Nearby

Roof	Metal
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 11th, 2025

Days on Market 52

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 April 4th, 2025 at 8:32pm MDT