

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

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MLS® #E4439487

**\$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 4.5 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® #                      E4439487

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, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Fenced, No Back Lane, Playground Nearby
Roof	Metal
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	3
Zoning	Zone 24

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