

## **\$799,000 - 17 Kingsmoor Close, St. Albert**

MLS® #E4431051

**\$799,000**

4 Bedroom, 4.50 Bathroom, 2,599 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Immaculate custom built two storey home with 3,541 sq ft of fully finished living space. Quality finishings throughout. A wide range of buyer needs can be met with five washrooms and four bedrooms. The main flr den could also be utilized as a 5th bedroom with a full bath directly across the hall. The upper flr has an amazing primary bedroom with a sitting room and fireplace. The other two bedrooms on this level are large and each have their own bathrooms. The family room on this level creates a great space to lounge. Main flr layout is ideal for entertaining with a formal dining room, large living room, breakfast nook and massive kitchen. laundry/mudroom is also on this level as you enter from the attached garage. The finished basement is done to the same standards. The generous open space allows for great flexibility. There is also a large bedroom with an ensuite and a storage room. Other details: Built in sound system, Air conditioning, Ornate millwork, Maintenance free deck. Some virtual staging used.

Built in 2005

### **Essential Information**

MLS® # E4431051

Price \$799,000

Bedrooms 4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,599
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Kingsmoor Close
Area	St. Albert
Subdivision	Kingswood
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0X2

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Stone Facing, Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
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 30th, 2025 at 2:47pm MDT