

## \$725,000 - 157 Kingswood Boulevard, St. Albert

MLS® #E4433850

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Welcome to this beautiful home in the upscale community of Kingswood - ideally located on a tranquil street that leads to the edge of serene farmland â€” with easy access to Edmonton and the Henday and a stone's throw to Servus Place! This stylish home offers 4 bedroom, 3 & 1/2 baths a bright, unique layout featuring a spacious living room with 2-sided fireplace, a massive kitchen with a gorgeous 6-burner antique stove, and a den with built-in cabinetry â€” perfect for a home office or formal dining room. Upstairs, youâ€™ll find 3 generous bedrooms, including a primary suite with a roomy ensuite, cast iron tub, walk-in shower, and fabulous walk-in closet. The bright, walk-up basement includes a 1 bed, 1 bath guest area, IN FLOOR HEAT, wood burning stove, access to a covered patio, huge family/rec room with wet bar, and loads of storage. Upgrades include furnace, A/C, HWT, fresh paint, gorgeous new upstairs flooring, fencing, and more. Some photos have been virtually staged for your viewing enjoyment.

Built in 1999

### Essential Information

MLS® # E4433850

Price \$725,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,067                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 157 Kingswood Boulevard |
| Area        | St. Albert              |
| Subdivision | Kingswood               |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 6V4                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Smoking Home, Walkout Basement, Wet Bar |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 14            |
| Zoning         | Zone 24       |

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Listing information last updated on May 15th, 2025 at 10:18am MDT