

## \$869,900 - 7 Kingsbury Crescent, St. Albert

MLS® #E4450984

**\$869,900**

4 Bedroom, 3.00 Bathroom, 1,694 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Beautiful 1,694 square foot custom built WALKOUT BUNGALOW located on a quiet crescent in Regency Estates, in desirable Kingswood. Complete with a TRIPLE CAR GARAGE, this one owner Home comes with vaulted ceilings that you have to see to believe, a Family sized living room with gas fireplace, hardwood & tile flooring, gourmet kitchen with a working island plus granite countertops & backsplash, raised eating bar, stainless steel appliances, walk-in pantry, handy main floor laundry room plus central air conditioning. The spacious Primary bedroom has hardwood flooring, 5 piece ensuite, walk-in closet & access to the raised deck. A second bedroom (currently used as an Office) & a 4 piece bath complete the main level. The walkout lower level comes with a huge Family / Rec. room, games area, in floor heating, tile flooring, 2 more bedroom (each with their own walk-in closets), 4 piece bath with granite & storage rooms. Private back yard has a HOT TUB, irrigation system & storage shed. New furnace as well.

Built in 2002

### Essential Information

MLS® # E4450984

Price \$869,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,694                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7 Kingsbury Crescent |
| Area        | St. Albert           |
| Subdivision | Kingswood            |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 6W5              |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Air Conditioner, Hot Tub |
| Parking Spaces | 6                        |
| Parking        | Triple Garage Attached   |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                           |
| Fireplaces        | Mantel, Oak Surround                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Recreation Use, Schools |
| Roof              | Cedar Shakes                                                                 |
| Construction      | Wood, Stone, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 24          |

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Listing information last updated on September 14th, 2025 at 4:47pm MDT