

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

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 you'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 |
|----------|---------------------|

|                   |   |
|-------------------|---|
| 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 | 10             |
| Zoning         | Zone 24        |

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Listing information last updated on June 9th, 2025 at 1:47am MDT