

# **\$1,199,900 - 34 Kingsford Crescent, St. Albert**

MLS® #E4440917

**\$1,199,900**

4 Bedroom, 2.50 Bathroom, 2,276 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Located on a private cul-de-sac in the heart of Regency Heights/Kingswood this 2275 ft.Â² great room bungalow with a 4 car garage, adorned with pergola, slate patios, covered deck with 2 sided gas fireplace, flowering trees all backing onto River lot 56. With almost 4000 ft.Â² of detailed living space this great room bungalowâ€™s features include: artist loft/office, sundrenched rooms, custom millwork, family room with designer stacked stone accents, gorgeous kitchen with walk-through pantry, breakfast bar island, dining nook leading you to the spectacular yard with banks of windows, exotic hardwoods throughout, soaring ceilings, 4 large bedrooms including the large primary suite with walk-in closet, spa inspired en-suite, recreation room, wet bar & games area just to mention a few. Additional features include the oversize four car garage & garage organization system, A/C, sprinkler system, barbeque area, great curb appeal & more.Â Enjoy beautiful afternoons with family as you take in the serenity.

Built in 2004

## **Essential Information**

MLS® #	E4440917
Price	\$1,199,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	34 Kingsford Crescent
Area	St. Albert
Subdivision	Kingswood
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7J2

### Amenities

Amenities	Deck, Exercise Room, Fire Pit, Patio, Wet Bar, See Remarks
Parking	Heated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	15
Zoning	Zone 24

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