

## \$694,900 - 38 Kingsbury Crescent, St. Albert

MLS® #E4442568

**\$694,900**

7 Bedroom, 3.00 Bathroom, 2,705 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Discover a rare opportunity in Kingswood with this charming 2-storey walkout home, offering over 4,300 sq ft of living space and endless potential. This 7-bedroom, 3-bathroom home sits on a beautifully landscaped lot with an exposed aggregate driveway, triple attached garage, and large upper deck overlooking the backyard. Inside, the main floor features spacious living areas, a practical spice kitchen, and 2 bedrooms—ideal for guests, in-laws, or a home office. Upstairs, you'll find a private primary retreat along with another bedroom, offering comfort and separation from the main floor. The fully finished walkout basement adds versatility, with multiple bedrooms and flexible areas perfect for extended family, a gym, or future development. With a little TLC, this home could truly shine. Located on a desirable crescent close to trails, green spaces, and all the amenities of Servus Place, it's a great opportunity for families investing in a prestigious neighborhood.

Built in 1999

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442568  |
| Price     | \$694,900 |
| Bedrooms  | 7         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,705                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 38 Kingsbury Crescent |
| Area        | St. Albert            |
| Subdivision | Kingswood             |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 6W6               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Hot Tub, Walkout Basement |
| Parking   | Triple Garage Attached                           |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation |
| Roof              | Wood Shingles   |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 24         |
| Foreclosure    | Yes             |

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