

## \$849,000 - 30 Kingsbury Crescent, St. Albert

MLS® #E4462516

**\$849,000**

3 Bedroom, 2.50 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

LOVELY FORMER SHOWHOME. This executive bungalow is located on one of St. Albert's most prestigious crescents with view of nature in back. Highly coveted location. 1750 sq. ft. on main floor with a fully developed walkout basement in total 3400 sq. ft. Your family will love this elegant home built by Design Innovations. Main floor has an open concept with kitchen overlooking living room and large eating nook. Warm oak cabinets with granite counter tops, large island, and walk-in pantry. Vaulted ceilings. Entertain in style with this large formal dining room. Primary bedroom is large with beautiful ensuite. Natural light throughout home. IN FLOOR HEATING on main flr tile. WALKOUT basement w. family room, 4 piece bathroom, and two large bedrooms and IN FLOOR HEATING. A/C ('14), Newer Furnace and 1 h.w. tank is newer ('20), Fresh Paint. Gorgeous landscaping complete with paving stones and flowers. Enjoy the view of nature from your main floor. Walk to RiverLot 56 for X-skiing, Botanical Gardens, Golf.

Built in 1999

### Essential Information

MLS® # E4462516

Price \$849,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,750                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 30 Kingsbury Crescent |
| Area        | St. Albert            |
| Subdivision | Kingswood             |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 6W6               |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar |
| Parking   | Double Garage Attached, Heated, Over Sized                                                                                                 |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting |
| Roof              | Cedar Shakes                                                                      |
| Construction      | Wood, Brick, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 30                 |
| Zoning         | Zone 24            |

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Listing information last updated on November 15th, 2025 at 8:47pm MST