

# \$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

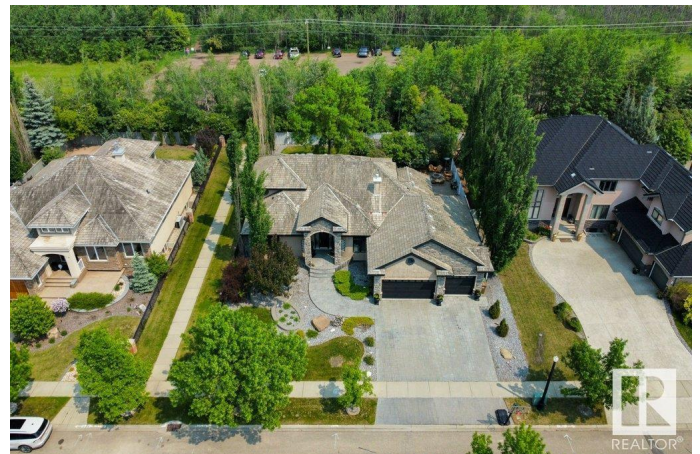
Kingswood, St. Albert, AB

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 |
|----------|---------------------|

|                   |   |
|-------------------|---|
| 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 | 57             |
| Zoning         | Zone 24        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 10:48pm MDT