

## \$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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Listing information last updated on June 16th, 2025 at 6:17pm MDT