

## \$799,000 - 17 Kingsmoor Close, St. Albert

MLS® #E4431051

**\$799,000**

4 Bedroom, 4.50 Bathroom, 2,599 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Immaculate custom built two storey home with 3,541 sq ft of fully finished living space. Quality finishings throughout. A wide range of buyer needs can be met with five washrooms and four bedrooms. The main flr den could also be utilized as a 5th bedroom with a full bath directly across the hall. The upper flr has an amazing primary bedroom with a sitting room and fireplace. The other two bedrooms on this level are large and each have their own bathrooms. The family room on this level creates a great space to lounge. Main flr layout is ideal for entertaining with a formal dining room, large living room, breakfast nook and massive kitchen. laundry/mudroom is also on this level as you enter from the attached garage. The finished basement is done to the same standards. The generous open space allows for great flexibility. There is also a large bedroom with an ensuite and a storage room. Other details: Built in sound system, Air conditioning, Ornate millwork, Maintenance free deck. Some virtual staging used.

Built in 2005

### Essential Information

MLS® # E4431051

Price \$799,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,599                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 17 Kingsmoor Close |
| Area        | St. Albert         |
| Subdivision | Kingswood          |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0X2            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive Access, Heated, Insulated   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Stone Facing, Three Sided   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 1:17am MDT