

## \$685,000 - 17 Kendall Crescent, St. Albert

MLS® #E4452637

**\$685,000**

4 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

Located in the highly desirable neighbourhood of Kingswood on a large corner lot in a quiet cul-de-sac, this well-maintained raised bungalow offers nearly 1,500 sq ft of bright, open-concept living space with luxury vinyl plank floors, soaring vaulted ceilings & large windows throughout. The main floor features a spacious living room with gas fireplace, a large kitchen with Corian countertops, raised dining bar, and corner pantry, as well as a primary suite with a walk-in closet and ensuite, a den/flex room, mudroom with laundry, and access to the private, landscaped yard. The fully finished basement boasts in-floor heating, a large rec room with pool table (included), 3 additional bedrooms – 2 connected by a Jack & Jill bthrm – & plenty of storage. Additional highlights include new shingles (2024), air conditioning, a heated oversized garage, Furnace 2023, a Navien Combi-boiler (installed Dec 2023). This is a rare opportunity to own a move-in-ready home in one of the area's most sought-after communities.

Built in 2000

### Essential Information

MLS® # E4452637

Price \$685,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,496                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 Kendall Crescent |
| Area        | St. Albert          |
| Subdivision | Kingswood           |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6X8             |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Attached                                                                       |

### Interior

|                   |                                                                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Humidifier-Power(Furnace), Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 21st, 2025 at 7:47am MDT