

## \$200,000 - 104 160 Kingswood Boulevard, St. Albert

MLS® #E4445902

**\$200,000**

1 Bedroom, 1.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

Kingswood, St. Albert, AB

Step into carefree living in this beautifully kept 55+ condo, ideally located in the sought-after Kingswood neighbourhood. Offering 823 sq ft of well designed space, this bright unit features an open-concept & welcoming layout. The beautiful oak kitchen with breakfast bar into dining area is perfect for entertaining! The living area is bright with patio door for outside access. Featuring gleaming hardwood & tile throughout. You'll appreciate the spacious bedroom with direct access to a 4-piece bath, plus a flexible den ideal for a home office/craft space. In-suite laundry with stacked washer/dryer adds convenience, while the sun-soaked south-facing patio provides a warm, tranquil space to enjoy your morning coffee or unwind in the evening. This quiet building with amenities including a guest suite, social & craft rooms, library & secure U/G parking with storage. Fully wheelchair accessible & close to public transit, Servus Place, & walking trails, this condo is the perfect blend of lifestyle & location.

Built in 2000

### Essential Information

MLS® # E4445902

Price \$200,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	104 160 Kingswood Boulevard
Area	St. Albert
Subdivision	Kingswood
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6Z2

### **Amenities**

Amenities	Deck, Parking-Visitor, Social Rooms, See Remarks
Parking	Stall, Underground

### **Interior**

Appliances	Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 24
Condo Fee	\$642

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 July 6th, 2025 at 6:17pm MDT