

## \$794,900 - 56 Jamison Crescent, St. Albert

MLS® #E4436939

**\$794,900**

4 Bedroom, 2.50 Bathroom, 2,591 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

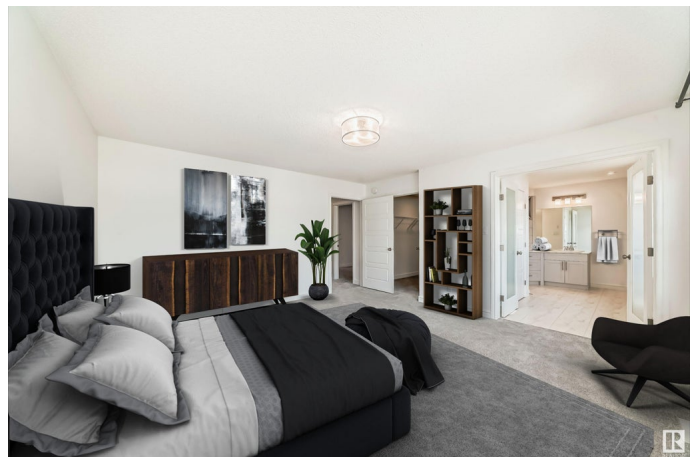
LIFE'S A BEACH! Don't miss out on this rare opportunity to own in Jensen Lakes, with lake/beach privileges! Built by Pacesetter Homes, this stunning 4+1 BEDROOM, 3 BATH home is steps to the beach, new schools, movie theatre, and great shopping! FRESHLY PAINTED throughout, and with almost 2600 sqft, the mainfloor features a large foyer, mud room, flex space/den/bedroom, and a walkthrough pantry towards the gorgeous modern Kitchen. Kitchen boasts Integrated crown molding lighting, Quartz countertops, SMART GAS stove, and a Samsung SMART Fridge! Upstairs, the Primary Room boasts the biggest walk-in closet you've ever seen, a fabulous 5-piece Ensuite, 3 MORE spacious bedrooms, a Jack n' Jill bathroom, plus a generous-sized BONUS Room, and a spacious laundry room! Complete with tons of closet space and a double attached garage (insulated and fully drywalled) with extra space for storage! Back yard is fully-fenced! Still almost 8 years left on the Alberta New Home Warranty!

Built in 2022

### Essential Information

MLS® # E4436939

Price \$794,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,591                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 56 Jamison Crescent |
| Area        | St. Albert          |
| Subdivision | Jensen Lakes        |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 7V4             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exterior Walls- 2"x6", Lake Privileges, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Beach Access, Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | S Alphonse Academy, Demko |
| Middle     | Demko, VJM, RS Fowler     |
| High       | Bellerose, SACHS, PK      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 24        |
| HOA Fees       | 535            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 14th, 2025 at 5:02am MDT