

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

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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	31
Zoning	Zone 24
HOA Fees	535
HOA Fees Freq.	Annually

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