

## \$799,900 - 146 Joyal Way, St. Albert

MLS® #E4431450

**\$799,900**

4 Bedroom, 3.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

LIVE THE BEACH LIFE in the stunning Sandkey model former showhome that includes a fully SUITED BASEMENT with private access via the garage. The OPEN-CONCEPT layout is elevated by thoughtful architectural elements throughout. Step into the soaring, open-to-above foyer. The GOURMET KITCHEN features s/s appliances, stylish cabinetry, and quartz countertops, all flowing seamlessly into the sun-filled great room with a cozy GAS FIREPLACE. Expansive windows at the rear of the home fill the space with light and open onto a private backyard perfect for outdoor living. Upstairs, enjoy a spacious BONUS ROOM, convenient laundry suite, 4-pc bath, and 3 bedrooms including the primary suite complete with walk-in closet and 4-pc ensuite. The fully finished basement offers versatility, with its own great room, full kitchen, bedroom, 4-pc bath, and laundry – ideal for extended family or rental income. All this in one of the most SOUGHT-AFTER neighbourhoods, just steps from the BEACH, parks, schools, and local shops.



Built in 2018

### Essential Information

MLS® # E4431450

Price \$799,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,911
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	146 Joyal Way
Area	St. Albert
Subdivision	Jensen Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7V3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Lake Privileges, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Humidifier-Power(Furnace), Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Suite	Yes
Has Basement	Yes

Basement	Full, Finished
<b>Exterior</b>	
Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Fenced, Large Lot, Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	April 17th, 2025
Days on Market	16
Zoning	Zone 24
HOA Fees	500
HOA Fees Freq.	Annually

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