

## \$789,900 - 146 Joyal Way, St. Albert

MLS® #E4431450

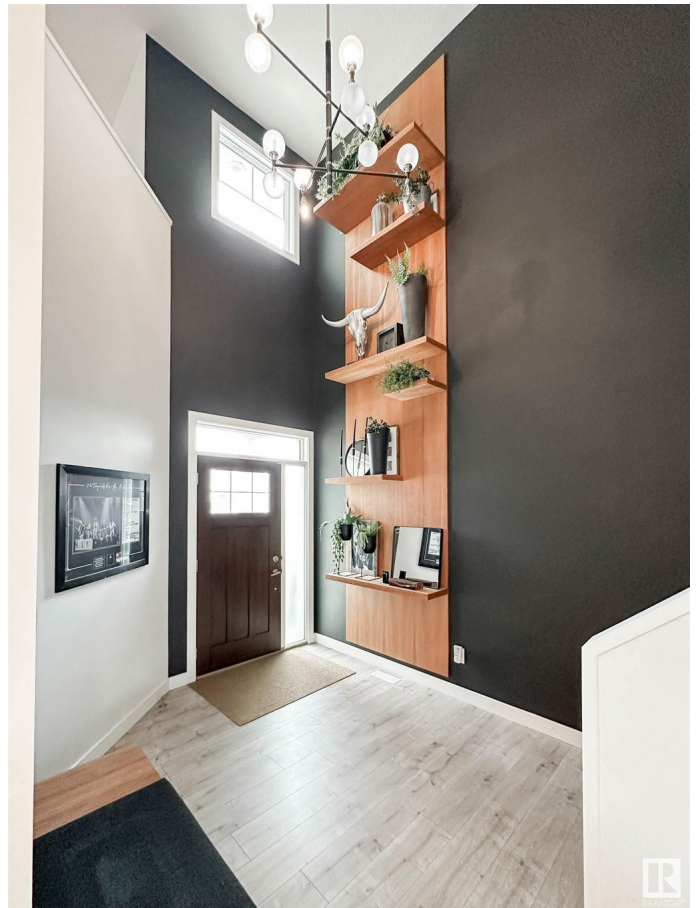
**\$789,900**

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 \$789,900

|                |                        |
|----------------|------------------------|
| 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 | 25               |
| Zoning         | Zone 24          |
| HOA Fees       | 500              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 12th, 2025 at 8:32am MDT