

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

MLS® #E4431450

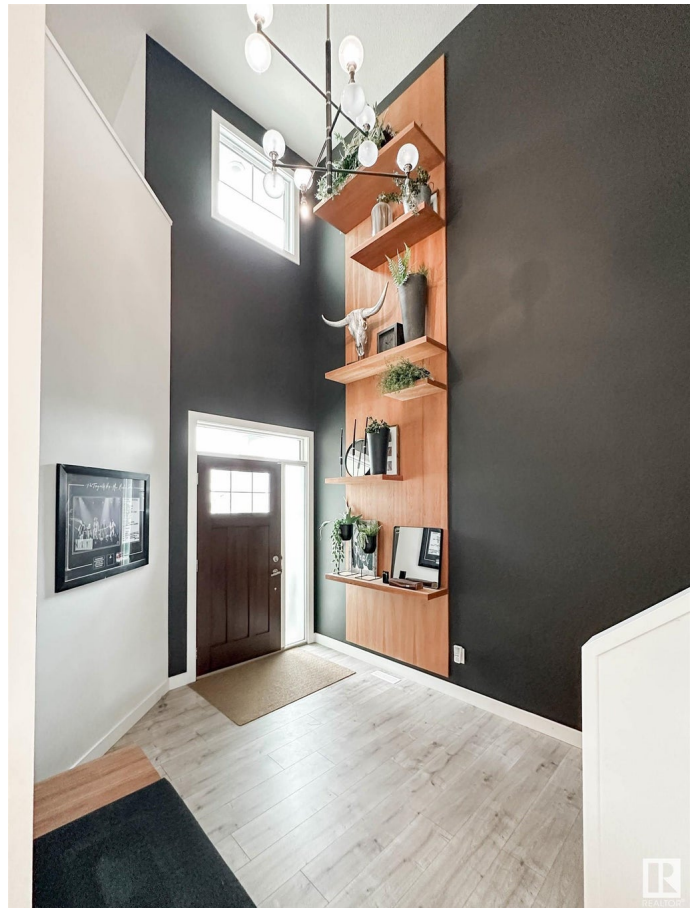
**\$799,900**

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, Close to Schools, Close to Shopping, Close to Parks, Close to Transit, Close to Water, Close to Amenities, Close to Nature, Close to Views, Close to Sunsets, Close to Sunrises, Close to Stars, Close to Moon, Close to Clouds, Close to Rain, Close to Snow, Close to Wind, Close to Sun, Close to Light, Close to Dark, Close to Color, Close to Sound, Close to Smell, Close to Taste, Close to Feel, Close to Think, Close to Dream, Close to Love, Close to Life, Close to Death, Close to Everything, Close to Nothing, Close to Somewhere, Close to Nowhere, Close to Everywhere, Close to Anywhere, Close to Somewhere, Close to Nowhere, Close to Everywhere, Close to Anywhere |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 24          |
| HOA Fees       | 500              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 4:47pm MDT