

## \$449,900 - 66 James Crescent, St. Albert

MLS® #E4445382

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Welcome to Jensen Lakes! This is your opportunity to live in ST Albert's 1st community with swimmable lake, sandy beach & future clubhouse/amenities building developed exclusively for community resident access only. Move into your new 3 bedrooms, 2 & 1/2 bathrooms home that is extremely well kept and pride of ownership shows throughout. Property is beautifully upgraded with fresh paint, central AC, vinyl plank floors, quartz counter tops, modern flat panel kitchen cabinets & stainless steel appliances including new fridge with water & ice dispensers. There are 3 good size bedrooms upstairs including primary bedroom w/4 pc ensuite & separate walk in closet. Fully fenced in low maintenance yard with mature trees. Extra long drive way with room to park 2 cars, plus an attached garage. There are two K-9 schools & over 40 kms of walking & biking trails in the Jensen Lakes. A great place to call home!

Built in 2018

### Essential Information

MLS® #	E4445382
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	66 James Crescent
Area	St. Albert
Subdivision	Jensen Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7S5

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025  
Days on Market                4  
Zoning                              Zone 24  
HOA Fees                         535  
HOA Fees Freq.                Annually



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