

## \$895,900 - 71 Jamison Crescent, St. Albert

MLS® #E4456647

**\$895,900**

4 Bedroom, 3.50 Bathroom, 2,178 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

OPEN HOUSE Sep 21 11am-1pm! Lake Views, exclusive Beach Access and room to grow! This GORGEOUS 2-story backs directly onto a naturalized pond with breathtaking views, has 3000sqft of finished living space, a private pie-shaped yard, and a short walk to Jubilation Beach! Inside, soaring vaulted ceilings showcase an open layout, featuring an incredible gas fireplace, Central A/C and a modern kitchen with a walk-through pantry/mudroom. A main floor den/extra bedroom adds flexibility! Upstairs features a bright bonus room overlooking the lake, plus 3 spacious bedrooms including a luxurious primary suite with spa ensuite and walk-in closet. The FULLY FINISHED BASEMENT offers more space with a family room, a large bedroom, and another full bath. Discover amazing new schools, parks, playgrounds, and walking trails that will take you there! Experience the one-of-a-kind lifestyle on Jamison Cres, with it's unique SUMMER BBQ BLOCK PARTIES, and Annual Block-wide Easter Egg Hunts! See 3D TOUR Link in URL section

Built in 2020

### Essential Information

MLS® # E4456647

Price \$895,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,178                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 71 Jamison Crescent |
| Area        | St. Albert          |
| Subdivision | Jensen Lakes        |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 7V3             |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Lake Privileges, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                                      |
| Is Waterfront  | Yes                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Granite Surround                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Basement          | Full, Finished                                                                                                  |
| <b>Exterior</b>   |                                                                                                                 |
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Backs Onto Lake, Beach Access, No Back Lane, Private Public Transportation, School Remarks, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Joseph M Demko, SAA |
| Middle     | SAA, Joseph M Demko |
| High       | Bellerose, SACHS    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 24             |
| HOA Fees       | 545.94              |
| HOA Fees Freq. | Annually            |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 10:18am MDT