

# \$1,499,900 - 49 Jubilation Drive, St. Albert

MLS® #E4427480

**\$1,499,900**

4 Bedroom, 3.50 Bathroom, 3,195 sqft  
Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Brand new Urbis masterpiece! The open foyer welcomes you to this opulent 2 story home that offers almost 4400 sqft of lake-house style living. Dedicated 4 bedrooms can be extended to 5 if needed. Amazing kitchen offers 9' island, walkthrough pantry, large dinette and anchors the living room with stone f/p. All this under 9' ceilings. The main floor also features a home office, powder room, access to the large rear deck and a mudroom that takes you to the triple heated garage! Upstairs is home to the vaulted primary suite which is massive and complemented with a 5 piece ensuite & w/i closet. Two more bedrooms, 5 piece bathroom, laundry room and bonus room round out this level. Fully finished basement provides a rec/family area with f/p and bar. You will also enjoy another bedroom, exercise room, 4 piece bathroom and generous basement storage. This lot is close to the lake/beach. Photos are virtual and others are taken from another show home of same type. Construction completion is May 2025.



Attached Triple Stall Garage  
Main Floor Office  
Ample Mudroom & Walk Through Pantry  
Great Room with 9 foot Ceilings  
Kitchen: Complete w/ 36" Gas Range, Counter Depth 30" Fridge/Freezer, plus 9 ft x 4.5 ft Island  
Large Rear Deck  
Primary Suite with Vaulted Ceilings  
Ensuite w/ Freestanding Tub, Spa Shower & Make-Up Counter  
Primary Custom Oversized Walk In Closet  
2 Additional Second Floor Bedrooms w/ Jack & Jill Bath  
Second Floor Bonus Room that can be converted to 5th Bedroom  
Second Floor Laundry  
Finished Basement  
Basement Rec/Family Room w/ Built In Electric Fireplace & Bar  
Basement Exercise Room  
4th Bedroom in Basement  
Generous Basement Storage Room

**Features & Data**

<b>House Total Area:</b>	3170 sf
<b>Main Floor:</b>	1475 sf
<b>Second Floor:</b>	1695 sf
<b>Basement:</b>	1350 sf
<b>Garage:</b>	705 sf
<b>Garage:</b>	Triple Stall Attached
<b>Bedrooms:</b>	4
<b>Full Bathrooms:</b>	3
<b>Half Bathrooms:</b>	1
<b>Ceiling Height:</b>	9'-0"
<b>Stories:</b>	2 Above Grade

HARDWOOD FLOORING

FLOOR TILE 12 x 24

HERRINGBONE TILE FLOOR

CABINET HARDWARE

GRANITE COUNTERTOPS

QUARTZ COUNTERTOPS

WOOD ACCENTS

CABINETRY COLOR

CARPET

LAMINATE COUNTERTOPS

WALL PAINT

STONE FIREPLACE

\*For Marketing purposes only, finishes may vary.

Built in 2025

## Essential Information

MLS® #	E4427480
Price	\$1,499,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,195
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	49 Jubilation Drive
Area	St. Albert
Subdivision	Jensen Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7W7

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Lake Privileges, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
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Exterior Features	Beach Access, Flat Site, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	36
Zoning	Zone 24
HOA Fees	420
HOA Fees Freq.	Annually

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Listing information last updated on April 30th, 2025 at 10:17pm MDT