

## \$774,900 - 146 Joyal Way, St. Albert

MLS® #E4440945

**\$774,900**

4 Bedroom, 3.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Live the Beach Life â€“ Income Potential in a Beach Community. Welcome to a former Sarasota showhome in Jensen Lakes. This property includes a fully suited basement w/private garage access â€” perfect for mortgage offset or extended family. Step into an impressive open-to-above foyer, where architectural details & an open layout offer style & space. The gourmet kitchen features s/s appliances, quartz counters, & modern cabinetry â€” flowing into a sunlit great room w/cozy gas fireplace. Large windows fill the main floor w/natural light. Upstairs includes a spacious bonus room, laundry, 4-pc bath, & 3 generous bedrooms â€” including a primary suite w/walk-in closet & 4-pc ensuite. The finished legal suite offers a kitchen, great room, bedroom, 4-pc bath, & laundry â€” turnkey for rental income. All in a vibrant lake community, just steps from the beach, parks, schools, & shops. Whether you're upgrading your lifestyle or investing smartly, this home delivers exceptional value in an unbeatable location.

Built in 2018

### Essential Information

MLS® # E4440945

Price \$774,900



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	June 6th, 2025
Days on Market	26
Zoning	Zone 24
HOA Fees	500
HOA Fees Freq.	Annually

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