

# **\$779,999 - 45 Jamison Crescent, St. Albert**

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MLS® #E4445334

**\$779,999**

4 Bedroom, 2.50 Bathroom, 2,383 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Welcome to this stunning Sarasota-built 2 storey in desirable Jensen Lakes, offering exclusive lake access and an incredible lifestyle. This elegantly designed home features 4 bedrooms, 3 bathrooms, a sprawling main floor layout, a spacious bonus room, an oversized garage & more! The bright, open-concept main floor boasts a chef-inspired kitchen with imported Café© appliances, a large island, a huge walk-through pantry, and a mudroom off the garage with incredible built-ins. The inviting living area showcases a gorgeous feature gas fireplace, perfect for cozy evenings with family or friends. Upstairs, you'll find a generous primary suite with a spa-like 5pc ensuite and massive walk-in closet, plus 3 additional bedrooms, convenient laundry, and a full bath. Outside, enjoy the huge front entry, lovely landscaping, and south-facing backyard with deck pilings ready for your dream deck. Spend your summers at the private beach, explore parks and trails, and enjoy nearby schools, shops, restaurants, and more!



Built in 2021

## **Essential Information**

MLS® #                      E4445334

Price                         \$779,999

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,383
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	45 Jamison Crescent
Area	St. Albert
Subdivision	Jensen Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X7

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Fenced, Lake Access Property, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Joseph M. Demko Elementary
Middle	Elmer?S.?Gish School
High	Bellerose Composite High

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	21
Zoning	Zone 24
HOA Fees	538.96
HOA Fees Freq.	Annually

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