

## \$749,900 - 107 Joyal Way, St. Albert

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MLS® #E4424229

**\$749,900**

4 Bedroom, 3.50 Bathroom, 1,983 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Prime location awaits on this beautiful Sarasota built two storey BACKING GREENSPACE. Mere steps to the beach/rink & sought after schools, this family friendly Neighbourhood can't be beat. Walk in to soaring front entry leading to light filled bright white kitchen & open concept living. Chefs kitchen w/ gas range offers prep island for all your entertainers needs, HUGE WINDOWS, oversized eating nook, & gas FP cozy living room. Slider leads to maintenance free deck & low maintenance yard ft. Irrigation system including 5 individual pot sprinklers. Upper floor boasts lg bonus room, bdrm w/ walk in closet, bdrm with custom headboard, UPSTAIRS LAUNDRY RM. Primary suite ft views to the greenspace, lg walk-in closet, & 5pc ensuite w/ WC. FF basement with large dual purpose rec space, generous sized bdrm, & SPA LIKE BATHROOM w/ steam shower & heated floors. OVERSIZED double garage w/ floor drain fits truck & full size SUV with ample storage. AC! HWOnDemand!



Built in 2019

### Essential Information

MLS® #	E4424229
Price	\$749,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	107 Joyal Way
Area	St. Albert
Subdivision	Jensen Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7V5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, Lake Privileges, Sprinkler Sys-Underground, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Beach Access, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	Zone 24
HOA Fees	500
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 8:47am MDT