

## \$455,000 - 7 James Crescent, St. Albert

MLS® #E4451743

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,553 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Welcome to Jensen Lakes, St. Albert's premier lake community offering exclusive access to a swimmable lake with a sandy beach. Ideally located near shopping, two K-9 schools, and a wealth of recreational amenities, this charming home combines comfort with convenience. Inside, you'll find 3 spacious bedrooms, including a primary suite complete with its own ensuite. The main living area showcases quartz countertops, sleek stainless steel appliances, and the comfort of central air conditioning throughout. The basement is partially finished with framing and electrical mostly completed, offering a head start on future development. Step outside to a low-maintenance yard with a private deck—perfect for relaxing or entertaining. With over 40 km of scenic walking and biking trails nearby, this is truly a beautiful place to call home.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451743  |
| Price      | \$455,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,553         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 James Crescent |
| Area        | St. Albert       |
| Subdivision | Jensen Lakes     |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7S6          |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, See Remarks |
| Parking Spaces | 2                                                   |
| Parking        | Parking Pad Cement/Paved, Single Garage Attached    |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                    |
| Exterior Features | Beach Access, Fenced, Flat Site, Lake Access Property, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025  
Days on Market                6  
Zoning                              Zone 24  
HOA Fees                         500  
HOA Fees Freq.                Annually

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