

## \$519,900 - 94 James Crescent, St. Albert

MLS® #E4446885

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

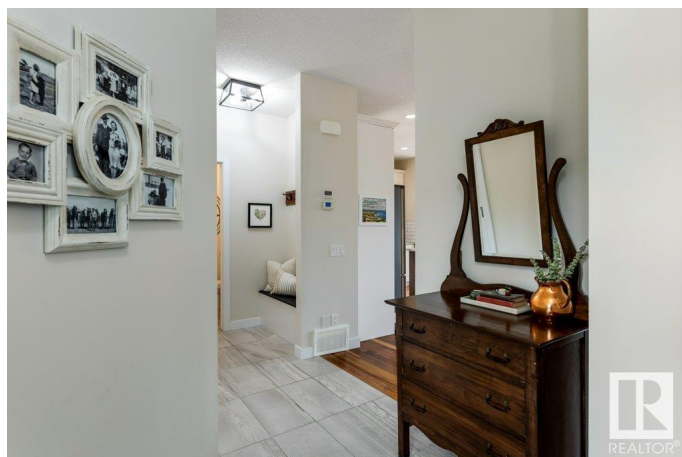
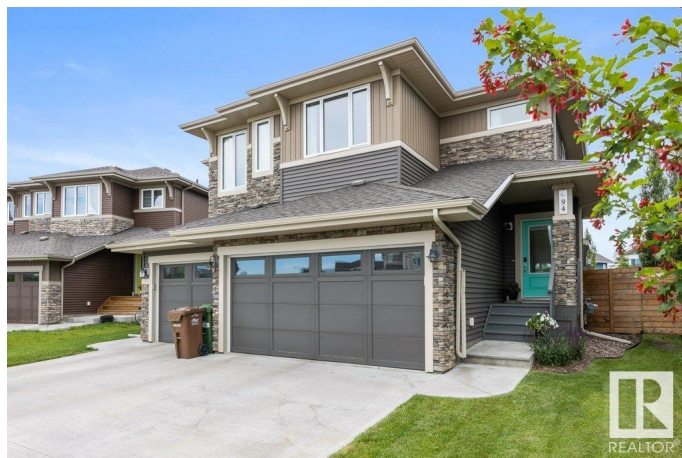
Jensen Lakes, St. Albert, AB

Dreaming of life in Jensen Lakes? Look no further! This upgraded half duplex offers 1,481 sq ft, backs the walking path, and includes lake access. Featuring a double attached garage, open concept layout, 9 ft ceilings, and a cozy gas fireplace. The bright white kitchen boasts granite countertops, SS appliances, ample cabinetry, air conditioning and a built-in locker for added storage. Patio doors open to a huge backyard with a 24x16 deck, privacy screen, and pergola—your own peaceful sanctuary. A half bath completes the main floor. Upstairs offers 3 spacious bedrooms, including a primary suite with walk-in closet and 3-piece ensuite, plus a 4-piece main bath and upstairs laundry. The basement features 9 ft ceilings and awaits your personal touch. Close to schools, shopping, and transit—this one has it all!

Built in 2016

### Essential Information

MLS® #	E4446885
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,481



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	94 James Crescent
Area	St. Albert
Subdivision	Jensen Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7S5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 10th, 2025  
Days on Market                4  
Zoning                            Zone 24  
HOA Fees                        531.98  
HOA Fees Freq.                Annually

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