

## \$574,900 - 70 Joyal Way, St. Albert

MLS® #E4443472

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Welcome to the sought-after community of Jensen Lakes! This bright & modern 1,703 sq ft 2-storey offers the perfect blend of style & location. The main floor features open-concept with high-end SS appliances, sleek quartz countertops, a lg island ideal for entertaining & a convenient walk-thru pantry. Enjoy views of the pond & step through patio doors to the sunny deck. Upstairs offers a cozy loft bonus rm, full laundry, 4pc bath & 3 bedrms. The elegant primary suite welcomes you with double doors, a W/I closet & 4pc ensuite. Additional bedrms are perfect for family, guests, or home office. The W/O basement features high ceilings & an open layout—ready for your personal touch: rec room, gym or secondary suite. With exclusive lake privileges, nearby schools, shopping, parks & trails, this home is ideally located for active families & outdoor enthusiasts. Future-ready with smart home capabilities, tankless hot water, HRV air circulation, solar & heat pump readiness—designed for efficiency & long-term value

Built in 2020

### Essential Information

MLS® # E4443472

Price \$574,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,704         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 70 Joyal Way |
| Area        | St. Albert   |
| Subdivision | Jensen Lakes |
| City        | St. Albert   |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T8N 7V5      |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Deck, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached                  |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Beach Access, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 24         |
| HOA Fees       | 500             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 5th, 2025 at 4:32am MDT