

## \$474,900 - 25 James Crescent, St. Albert

MLS® #E4451755

**\$474,900**

2 Bedroom, 2.50 Bathroom, 1,450 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Welcome to this beautifully maintained 2 storey half duplex located in the sought-after Jensen Lakes, a private beach community offering exceptional amenities including lake access, schools, parks, & more. Step inside to a spacious main floor featuring a bright kitchen with ample counter space that flows effortlessly into the dining area & cozy living room – perfect for entertaining or relaxing. A convenient 1/2 bath completes the main level. Upstairs, you’ll find 2 generous primary bedrooms, each with large walk-in closets, offering plenty of storage & privacy. This level also includes a flexible tech nook & a spacious laundry room for added convenience. Enjoy the outdoors in your fully landscaped backyard oasis, featuring a large deck, gazebo, & plenty of room to relax or entertain. With fantastic curb appeal, thoughtful design, & a prime location this home offers the perfect blend of comfort & lifestyle. Don’t miss your opportunity to live in Jensen Lakes – where every day feels like a vacation.

Built in 2016

### Essential Information

MLS® # E4451755

Price \$474,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,450         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 25 James Crescent |
| Area        | St. Albert        |
| Subdivision | Jensen Lakes      |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8B 7S5           |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Deck, Gazebo, Lake Privileges, See Remarks, Solar Equipment |
| Parking Spaces | 2                                                           |
| Parking        | Single Garage Attached                                      |

### Interior

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

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                               |
| Exterior Features | Beach Access, Fenced, Lake Access Property, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                 |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 24          |
| HOA Fees       | 500              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 23rd, 2025 at 9:17pm MDT