# \$699,888 - 314 Jensen Lakes Boulevard, St. Albert

MLS® #E4432606

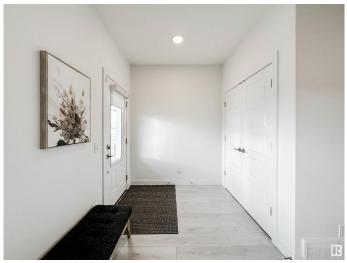
#### \$699,888

4 Bedroom, 3.50 Bathroom, 1,719 sqft Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Welcome to this beautifully designed fully finished home offering incredible versatility & prime location. Boasts 4 bedrooms, 3.5 bathrooms & separate entrance for suite-ready layout this home is perfect for families, multi-gen. living, or savvy investors. Inside you'II find an open-concept main floor w/ modern finishes, a spacious kitchen w/ full size Fridge/Freezer combo, walk-in pantry & bright living spaces perfect for entertaining. Upstairs ft. a cozy bonus room ideal as a playroom, home office or media lounge. Primary suite incl. walk-in closet & private ensuite for your retreat-like comfort. The FF basement offers added living space w/ OS windows & is suite-capable, ideal for extended family or rental potential. Enjoy the low-maintenance, fully landscaped yard, perfect for relaxing without the hassle. A double detached heated garage adds convenience and storage. Located just steps from top-rated schools and exclusive beach club access, this home offers the perfect balance of lifestyle and location.







Built in 2022

#### **Essential Information**

| MLS® #   | E4432606  |
|----------|-----------|
| Price    | \$699,888 |
| Bedrooms | 4         |

| Bathrooms      | 3.50                   |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,719                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 314 Jensen Lakes Boulevard |
|-------------|----------------------------|
| Area        | St. Albert                 |
| Subdivision | Jensen Lakes               |
| City        | St. Albert                 |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T8N 7Z4                    |

## Amenities

| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Lake |  |  |
|-----------|---|--|--|
|           | Privileges, Wet Bar, See Remarks                                  |  |  |
| Parking   | Double Garage Detached, Heated                                    |  |  |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Freezer, Garage Control,<br>Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas,<br>Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two,<br>Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

## Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Back Lane, Beach Access, Fenced, Lake Access Property, Landscaped, |
|                   | Playground Nearby, Schools, Shopping Nearby, See Remarks           |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

#### **Additional Information**

| Date Listed    | April 24th, 2025 |
|----------------|------------------|
| Days on Market | 41               |
| Zoning         | Zone 24          |
| HOA Fees       | 500              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 4th, 2025 at 8:17am MDT