

# \$479,900 - 13 Joyal Way, St. Albert

MLS® #E4451774

## \$479,900

3 Bedroom, 2.50 Bathroom, 1,697 sqft  
Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Family Living at Its Finest Welcome to 13 Joyal Way! Located in the Heart of Jensen Lakes, This Charming Home Offers Everything a Growing Family Needs—an Open Layout Perfect for Movie Nights or Playdates, a Modern Kitchen made for Busy Mornings, and a Spacious Backyard to Enjoy all Summer Long. Upstairs Features 3 Generous Bedrooms, Including a Relaxing Primary Suite, Plus the Convenience of Upper-Floor Laundry. You™ll Love Being Just Minutes From Schools, Playgrounds, Walking Trails, and the Jensen Lakes Exclusive Beach!!! Where Sandy Shores and Lake Days are Part of Everyday Life. This is More Than a Home—it™s a Lifestyle Your Family will Love!

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451774  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,697     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2020                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 13 Joyal Way |
| Area        | St. Albert   |
| Subdivision | Jensen Lakes |
| City        | St. Albert   |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T8N 7V7      |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Lake Privileges, See Remarks |
| Parking Spaces | 2                                                                                         |
| Parking        | Double Garage Attached, Tandem                                                            |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | None, No Basement                                                                                                                                                                                  |

### 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 | 38               |
| Zoning         | Zone 24          |
| HOA Fees       | 500              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on September 14th, 2025 at 4:17pm MDT