



## 109 James Crescent St. Albert AB

\$470,000

This beautiful, well-maintained 2-storey duplex offers 2,151 sq. ft. of total living space in the desirable Jensen Lakes community of St. Albert. Featuring a single attached garage, the main floor boasts an open-concept layout with a dining area & modern kitchen equipped with stainless steel appliances, living room that leads to the deck w/ good size backyard ideal for family gatherings & entertaining. Upstairs, you'll find 3 spacious bedrooms, including a master suite w/an ensuite & walk in closet along w/ an additional full bathroom. You will also appreciate the convenience of upstairs laundry. The fully finished basement provides extra living space, complete with a full washroom & a recreational area-ideal for guests or family relaxation. Air-Conditioner pipes are already installed - just add the unit and start cooling. Enjoy year-round activities w/ lake and beach access at Jubilation Beach, w/ its prime location steps away from K-9 school & other amenities this home combines convenience and comfort.

Listing Presented By:



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