

# \$1,499,900 - 49 Jubilation Drive, St. Albert

MLS® #E4427480

**\$1,499,900**

4 Bedroom, 3.50 Bathroom, 3,195 sqft

Single Family on 0.00 Acres

Jensen Lakes, St. Albert, AB

Brand new Urbis masterpiece! The open foyer welcomes you to this opulent 2 story home that offers almost 4400 sqft of lake-house style living. Dedicated 4 bedrooms can be extended to 5 if needed. Amazing kitchen offers 9' island, walkthrough pantry, large dinette and anchors the living room with stone f/p. All this under 9' ceilings. The main floor also features a home office, powder room, access to the large rear deck and a mudroom that takes you to the triple heated garage! Upstairs is home to the vaulted primary suite which is massive and complemented with a 5 piece ensuite & w/i closet. Two more bedrooms, 5 piece bathroom, laundry room and bonus room round out this level. Fully finished basement provides a rec/family area with f/p and bar. You will also enjoy another bedroom, exercise room, 4 piece bathroom and generous basement storage. This lot is close to the lake/beach. Photos are virtual and others are taken from another show home of same type. Construction completion is May 2025.

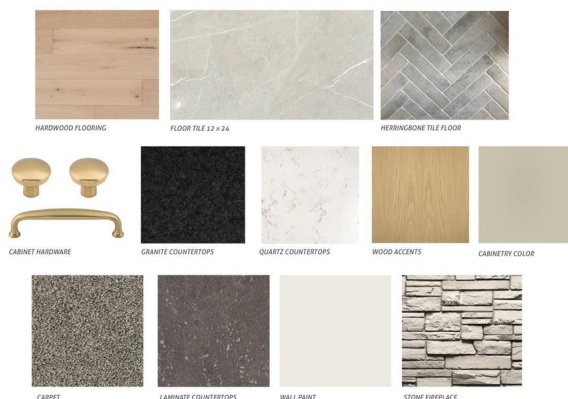


Attached Triple Stall Garage  
Main Floor Office  
Ample Mudroom & Walk Through Pantry  
Great Room with 9' floor Ceilings  
Kitchen Complete w/ 36" Gas Range, Counter Depth 30" Fridge/Freezer, plus 9 ft x 4.5 ft Island  
Large Rear Deck  
Primary Suite with Vaulted Ceilings  
Ensuite w/ Freestanding Tub, Spa Shower & Make-Up Counter  
Primary Custom Oversized Walk In Closet  
2 Additional Second Floor Bedrooms w/ Jack & Jill Bath  
Second Floor Bonus Room that can be converted to 5th Bedroom  
Second Floor Laundry  
Finished Basement  
Basement Rec/Family Room w/ Built In Electric Fireplace & Bar  
Basement Exercise Room  
4th Bedroom in Basement  
Generous Basement Storage Room

### Features & Data

House Total Area:	3170 sf
Main Floor:	1475 sf
Second Floor:	1695 sf
Basement:	1350 sf
Garage:	705 sf
Garage:	Triple Stall Attached
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Ceiling Height:	9'-0"
Stories:	2 Above Grade

Please note that the images and visuals in this package are for reference only. The Developer reserves the right to modify the floor plans and architectural features and finishes without notice. All renderings, maps, plans, and other images are provided to assist purchasers in visualizing the project and may not accurately represent the final product.



\*For Marketing purposes only. Finishes may vary.

Built in 2025

## Essential Information

MLS® #	E4427480
Price	\$1,499,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,195
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	49 Jubilation Drive
Area	St. Albert
Subdivision	Jensen Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7W7

### **Amenities**

Amenities	Air Conditioner, Deck, Exercise Room, Lake Privileges, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
----------	----------------------------------

Exterior Features	Beach Access, Flat Site, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 24
HOA Fees	420
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 7:47pm MDT