

## \$413,900 - 305 Genesis Villas, Stony Plain

MLS® #E4454045

**\$413,900**

4 Bedroom, 3.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

Genesis On The Lakes, Stony Plain, AB

Welcome home! This beautiful 4 bed, 4 bath, 2 storey is full of charm and thoughtful upgrades. Step into a spacious front entry and open concept main floor with 9' ceilings, rich hardwood, cozy corner fireplace, and a bright kitchen with granite counters, corner pantry, and stainless-steel appliances. Upstairs you'll love the convenience of laundry near the bedrooms, plus a stunning king-sized primary suite with walk-in closet and a spa-like ensuite. The fully finished basement adds a family room, 4th bedroom, and full bath - perfect for guests or teens. Enjoy brand new A/C and furnace (2025), an insulated garage, upgraded doors, and a partially fenced, tree-lined yard just steps to walking trails and Genesis Lake. No condo of HOA fees!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454045  |
| Price          | \$413,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,448     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2015                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 Genesis Villas   |
| Area        | Stony Plain          |
| Subdivision | Genesis On The Lakes |
| City        | Stony Plain          |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7Z 0J6              |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home |
| Parking   | Single Garage Attached                                                 |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                             |
| Fireplaces        | Corner                                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                 |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

Date Listed            August 21st, 2025  
Days on Market      3  
Zoning                Zone 91

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