

# \$845,000 - 1196 Genesis Lake Boulevard, Stony Plain

MLS® #E4441974

**\$845,000**

4 Bedroom, 3.00 Bathroom, 1,683 sqft

Single Family on 0.00 Acres

Genesis On The Lakes, Stony Plain, AB

5 Reasons To Love This Home: 1) Dream Garage – A spacious triple attached garage offers ample storage and parking for your vehicles, toys, and tools. 2) Functional Elegance – This open-concept new build features a bright living space with an electric fireplace, a stylish kitchen with an island & breakfast bar, and a butler’s pantry for seamless entertaining. 3) Main Floor Convenience – Enjoy main floor laundry, a welcoming mudroom, and a primary retreat with a luxurious 5pc ensuite – complete with dual sinks, soaker tub, and WIC. 4) Entertainer’s Basement – The fully finished basement includes a theatre room with wet bar, a large family room, and 2 generous bedrooms – each with a WIC and private ensuite with dual sinks. 5) Outdoor Living – Relax on the covered front veranda or back deck overlooking a peaceful walking path – the perfect extension of your living space. \*Photos are representative\*

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441974  |
| Price     | \$845,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,683                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1196 Genesis Lake Boulevard |
| Area        | Stony Plain                 |
| Subdivision | Genesis On The Lakes        |
| City        | Stony Plain                 |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T7Z 0G3                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 91         |

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Listing information last updated on July 3rd, 2025 at 12:19pm MDT