

\$449,000 - 71 Geneva Crescent, St. Albert

MLS® #E4464896

\$449,000

4 Bedroom, 2.00 Bathroom, 590 sqft

Single Family on 0.00 Acres

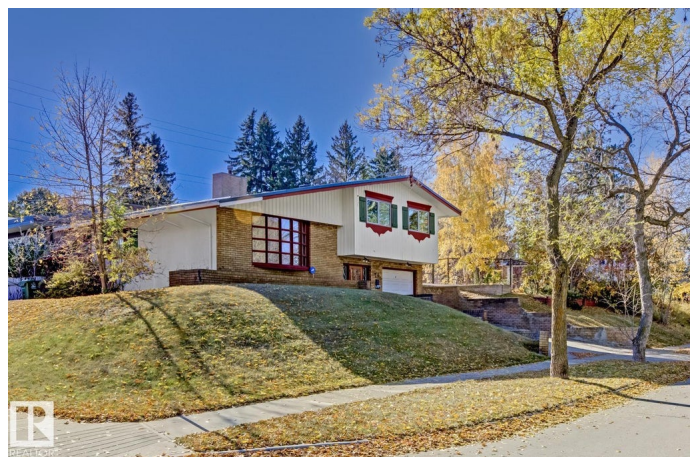
Grandin, St. Albert, AB

Set atop a gentle hill in a lovely, established neighbourhood, this 4 bedroom 1960's show home offers over 1700 sq ft of living space on 4 levels & a wonderful opportunity to make it all your own. The main floor showcases striking wood ceilings & large windows that fill the living, dining & kitchen area with natural light. Upstairs you will find 3 comfortable bedrooms, a large 4 pc bathroom & a spacious primary suite complete with 2pc ensuite & balcony. The lower level provides a welcoming family room, 2pc bathroom, laundry area & plenty of storage space. Perfect for everyday living. An attached garage adds both convenience & value. This is a solid property with great bones, a bright, functional layout & a beautiful setting just waiting for the right buyer to bring out its full potential. New metal roof (2024) Property is being sold "as is where is."

Built in 1963

Essential Information

MLS® #	E4464896
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2



Square Footage	590
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	71 Geneva Crescent
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0Z3

Amenities

Amenities	On Street Parking, Crawl Space, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Fenced, Hillside, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Albert Lacombe
Middle	Ecole Hillgrove School
High	Paul Kane

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	Zone 24

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 November 8th, 2025 at 3:47pm MST