



## 35 GENEVA Crescent St. Albert AB

\$619,900

12 out of 10 lot. Like an acreage in the city. Actually stand in the middle of this back yard and ask yourself "Will I find a better lot/location?" You will know the answer. Absolutely AMAZING SOUTH FACING HUGE PIE back yard. Did I mention that it BACKS ONTO TREES/RAVINE? In your back yard you will find numerous fully mature perennials, a gorgeous vine laden decorative trellis, massive trees, huge vegetable garden, raised deck, paver patio/walkways and even a koi pond. Plenty of shade and plenty of sun so there is something for everyone! Bright open kitchen with plenty of windows and stunning Brazilian walnut hardwood floors. Main floor living room and family room, both with beautiful floor to ceiling windows. 4 beds up. Fully finished basement. Many upgrades over the years including bathrooms, kitchen, flooring, shingles and soffits. Numerous custom stained glass accent windows throughout. Hop directly on the city wide bike trails from your backyard. 2 minute walk to the outdoor grandin pool. A Beauty!

Listing Presented By:



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