

## \$394,000 - 17 85 Gervais Road, St. Albert

MLS® #E4423520

**\$394,000**

2 Bedroom, 2.50 Bathroom, 1,148 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

DOWNSIZING??? Nice & Convenient.  
Central A/C. This Adult, Bungalow is perfect for the Empty Nesters! Main floor has a bright Kitchen with sliding patio doors to deck. The Living Room/Dining room has a Cozy Gas Fireplace. The Primary Bedroom has 4 piece bath with (Jacuzzi), Office/den, Washer & Dryer and 1/2 Bath. The basement is finished & perfect for entertaining with another Bedroom and 3 Piece Washroom, along with a Shuffleboard and Pool Table. Has Metal Electric Blinds Outside Sliding Patio Door for Security. Also, Nice size 2 Car Attached Garage 6.45x5.87. Close to all amenities.

Built in 1992

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4423520          |
| Price          | \$394,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,148             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 17 85 Gervais Road |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 6H4            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Front Porch, No Animal Home, Parking-Visitor |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Landscaped, Private Setting |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 65                  |
| Zoning         | Zone 24             |

Condo Fee                \$594

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Listing information last updated on May 3rd, 2025 at 11:32pm MDT