

\$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	63
Zoning	Zone 24

Condo Fee \$594

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