

\$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 | 66 |
| Zoning | Zone 24 |

Condo Fee \$594

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 May 5th, 2025 at 5:47pm MDT