

## \$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	61
Zoning	Zone 24

Condo Fee                    \$594

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