

## \$398,000 - 17 85 Gervais Road, St. Albert

MLS® #E4423520

**\$398,000**

3 Bedroom, 2.50 Bathroom, 1,148 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

DOWNSIZING??? Nice & Convenient. This Adult, Bungalow is perfect for the Empty Nesters! Main floor Primary Bedroom has 4 piece bath with (Jacuzzi), Office/den, Washer & Dryer. Central A/C. 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 6.454x5.87. Close to all amenities.

Built in 1992

### Essential Information

MLS® #	E4423520
Price	\$398,000
Bedrooms	3
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	32
Zoning	Zone 24
Condo Fee	\$594

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Listing information last updated on April 1st, 2025 at 8:47pm MDT