

## **\$450,000 - 55 85 Gervais Road, St. Albert**

MLS® #E4458580

**\$450,000**

2 Bedroom, 2.50 Bathroom, 1,300 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

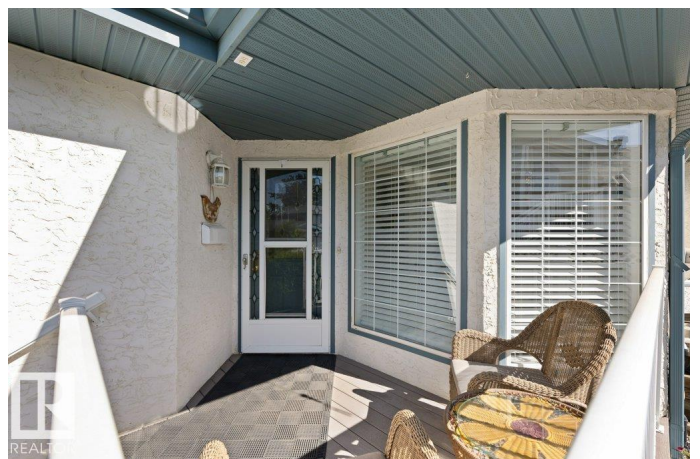
Located in the heart of Grandin, this pet-friendly 1300sqft adult bungalow with double garage is LOADED WITH UPGRADES AND SUNDRENCHED ROOMS.

Governor's Hill duplexes are one of the few complexes to include water and sewer in the fees and it boasts a strong reserve fund. Upon entering you feel the pride of ownership. The main floor features include: Main floor laundry, bright kitchen with upgraded counters and backsplash, newer Stainless Steel appliances, loads of counter space, large main floor office with solar tube and new flooring, main floor family room with vaulted ceiling, feature wall fireplace, new flooring & lots of windows and access to private deck surrounded by trees, large master bedroom with 4 piece ensuite and walk-in closet. The lower level has a large recreation room, additional bedroom, huge craft room that can be an additional bedroom and a 3-piece bathroom. Enjoy walking to grocery, restaurants, medical, all amenities and the GRANDIN POND PARK AND TRAIL SYSTEM. Perfect for downsizing!

Built in 1996

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4458580  |
| Price  | \$450,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,300             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 55 85 Gervais Road |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 6H5            |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 24              |
| Condo Fee      | \$659                |

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Listing information last updated on October 1st, 2025 at 1:17am MDT