

## \$239,900 - 75 Gervais Road, St. Albert

MLS® #E4438910

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Nestled in a very well-maintained 18+ building, this beautiful 2 bed, 2bath condo offers the perfect blend of comfort, style, and convenience. Located on the 4th floor, the unit boasts peaceful views of a lush tree line, creating a serene backdrop for everyday living. Step inside to a spacious open-concept layout, seamlessly connecting the kitchen, dining, and living areas ideal for both relaxing and entertaining. Enjoy year-round comfort with central air conditioning, and take advantage of the gas line for a BBQ on your balcony during the summer. Recent building upgrades include modernized elevator and renovated balconies, ensuring both aesthetic appeal and functionality. This unit comes with two outdoor parking stalls for added convenience. Building amenities include a well e-quipped gym, cozy library/ social room and a guest suite available for overnight visitors. Don't miss out on the opportunity to make this inviting condo your new home- offering comfort, community and all the amenities you need!

Built in 1997

### Essential Information

MLS® # E4438910

Price \$239,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,037                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 75 Gervais Road |
| Area        | St. Albert      |
| Subdivision | Grandin         |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 6N2         |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Air Conditioner  |
| Parking Spaces | 2                |
| Parking        | 2 Outdoor Stalls |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Public Transportation, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 24        |
| Condo Fee      | \$639          |

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Listing information last updated on June 17th, 2025 at 2:47pm MDT