

## \$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

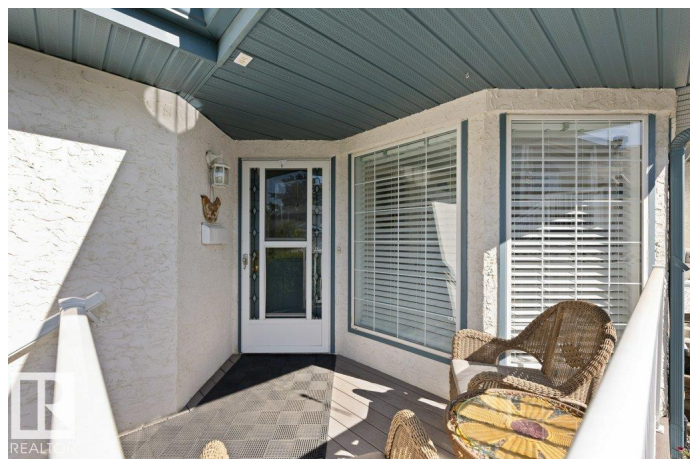
Located in the heart of Grandin, this pet-friendly 1300sqft adult bungalow with double garage is LOADED WITH UPGRADES AND SUNDRENCHED ROOMS.

Governorâ€™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	2
Zoning	Zone 24
Condo Fee	\$659

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Listing information last updated on September 21st, 2025 at 2:47pm MDT