

## \$155,000 - 201 65 Gervais Road, St. Albert

MLS® #E4452716

**\$155,000**

1 Bedroom, 1.00 Bathroom, 655 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Perfect Starter Condo or Investment Opportunity! Step into this bright, comfortable unit with a peaceful view of mature trees from both your living room and bedroom. Enjoy morning coffee or evening BBQs on the huge private balcony with a convenient gas hook-up. This unit features air conditioning and in-suite laundry. Your outdoor powered parking stall is right out front, and with no unit below or on one side, you'll love the quiet. Well managed unit with great neighbors and fantastic value! Ideally suited for a first home, single professional, or young couple. Why pay rent when you can own!

Built in 1994

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452716               |
| Price          | \$155,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 655                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201 65 Gervais Road |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6H6             |

### Amenities

|           |                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Recreation Room/Centre, Security Door, Natural Gas BBQ Hookup |
| Parking   | Stall                                                                                                                                                                                 |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| # of Stories | 4                                                                                          |
| Stories      | 1                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, No Basement                                                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 56                |
| Zoning         | Zone 24           |
| Condo Fee      | \$566             |

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Listing information last updated on October 8th, 2025 at 5:02am MDT