

## \$212,500 - 105 65 Gervais Road, St. Albert

MLS® #E4455899

**\$212,500**

1 Bedroom, 1.00 Bathroom, 1,009 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this charming walkout unit in the friendly Governors Hill complex. Step out onto your private patio and take in the peaceful views of the trees and beautifully landscaped grounds – the perfect spot for your morning coffee or evening unwind. Inside, the open floor plan feels bright and welcoming, with a spacious living and dining area, a cozy gas fireplace, and large windows that let in tons of natural light and overlook the park. The primary bedroom has a generous walk-in closet, and the den with French doors makes a lovely home office, library, or guest space. You™ll also appreciate the extra storage room, in-suite laundry, and your own furnace and hot water heater for year-round comfort. The complex has an inviting front renovated foyer as well as a party room that can be rented. Condo fees include heat, water, and sewer, so you can enjoy a worry-free lifestyle. Plus, the walking trails of Grandin Eco Park are just steps away – perfect for a morning stroll or evening walk.

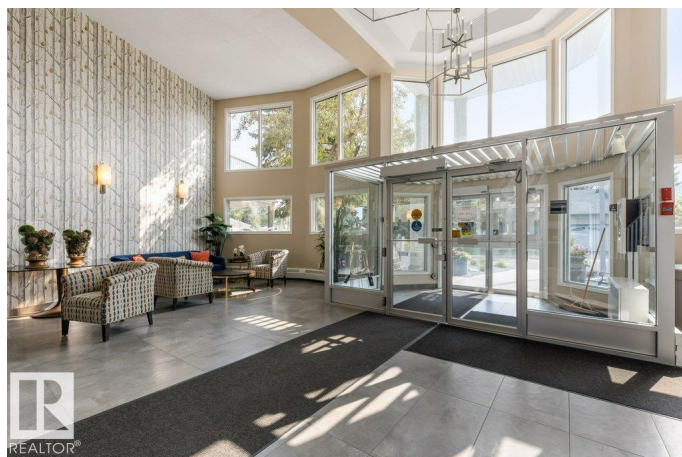
Built in 1994

### Essential Information

MLS® # E4455899

Price \$212,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,009                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 65 Gervais Road |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6H6             |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Security Door, Social Rooms, Natural Gas BBQ Hookup |
| Parking   | Stall                                                                                                     |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Fireplace    | Yes                                                                                                 |
| Fireplaces   | Mantel, Tile Surround                                                                               |
| # of Stories | 4                                                                                                   |
| Stories      | 4                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 24             |
| Condo Fee      | \$595               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 13th, 2025 at 10:17pm MDT