

## \$150,000 - 201 65 Gervais Road, St. Albert

MLS® #E4452716

**\$150,000**

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          | \$150,000              |
| 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 83  
Zoning Zone 24  
Condo Fee \$566

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