

# \$309,900 - 206 65 Gervais Road, St. Albert

MLS® #E4423919

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,120 sqft  
Condo / Townhouse on 0.00 Acres

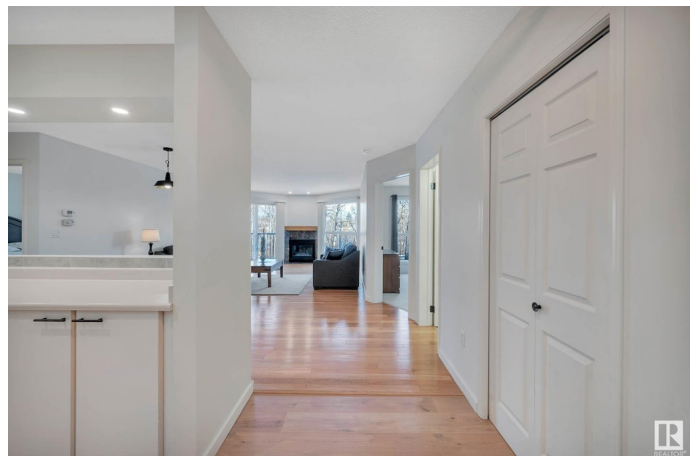
Grandin, St. Albert, AB

One of St. Albert's best condo complexes, Governor's Hill. Well maintained 18+ building. This pristine 2 bedroom 2 bath 1119 sq ft unit has the most private view imaginable. Looking directly at Grandin Park Ecopark, privacy is paramount. Both bedrooms overlook the park, with the primary bedroom has his & hers closets with a 3 pc en suite bathroom. Newer hardwood and engineered flooring in the living room, near the gas fireplace. Single detached titled garage plus additional energized stall, allow for 2 vehicles. In suite laundry plus ample storage, with it's own furnace and hot water tank!

Built in 1994

## Essential Information

MLS® #	E4423919
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 206 65 Gervais Road

Area St. Albert

Subdivision Grandin

City St. Albert

County ALBERTA

Province AB

Postal Code T8N 6H6

### Amenities

Amenities Detectors Smoke, No Animal Home, No Smoking Home, Party Room, Vinyl Windows, Natural Gas BBQ Hookup

Parking Spaces 2

Parking Single Garage Detached, Stall

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

### Exterior

Exterior Wood, Stucco

Exterior Features Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond, Private Park Access

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### Additional Information

Date Listed March 4th, 2025

Days on Market	8
Zoning	Zone 24
Condo Fee	\$667

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Listing information last updated on March 12th, 2025 at 7:32pm MDT