



## 85 GERVAIS Road 54 St. Albert AB

\$449,900

Backing trees! Sunroom! Stunningly renovated! Welcome home to this adult bungalow in the heart of Grandin. Featuring 2 bedrms, plus a main floor den. The living room & dining area feature a stacked stone gas fireplace, upgraded flooring & vaulted ceilings! The den is the perfect home office or craft rm. The kitchen has been beautifully renovated with SS appliances, center island for added prep space! The main floor laundry is ideal! Situated within the 2 pc bath. Primary suite features a renovated 3 pc bath with walk-in shower & even a heated towel bar! There is a W/I closet & extra wardrobe closet that will stay. Spacious rec room in the basement, with newer carpets & electric F/P, perfect for those cozy nights! 2nd bedrm & 3 pc bath with loads of storage complete the basement! Backing trees with the comfort & privacy of enclosed sun rm is ideal for the west facing yard. Upgrades completed over the years: furnace, water tank , AC, heated garage, epoxy garage floor & more!! The PERFECT downsize bungalow!

Listing Presented By:



Originally Listed by:  
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