

\$264,900 - 215 45 Gervais Road, St. Albert

MLS® #E4430065

\$264,900

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this immaculate 2 Bedroom + 2 Bathroom, 2nd floor unit located in the Grand Carlisle on the backside of the building, with beautiful views of greenspace, trees & a pond. This building is a 45+ adult condo, and features a spacious social room that has a private patio onto the greenspace! The unit welcomes you with a nice entrance, and opens to a galley kitchen featuring plenty of counter space and corner pantry w/ an adjacent breakfast dinette space. The living room has a corner gas fireplace w/ double doors on to the private balcony, and flows into the formal dining space. Down the hall are 2 bedrooms incl. the primary suite w/ a 4 piece ensuite & walk-in closet, a 4 piece main bathroom & your laundry pair. Completing this unit is a storage room w/ custom built in shelves & room for a chest freezer, as well as one underground heated parking stall. A prime St. Albert location, close to groceries, St. Albert Trail, and public transportation!

Built in 1992

Essential Information

MLS® #	E4430065
Price	\$264,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	215 45 Gervais Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6H7

Amenities

Amenities	Deck, Intercom, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 10th, 2025
Days on Market	8
Zoning	Zone 24
Condo Fee	\$626

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