

## \$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 | 9                |
| Zoning         | Zone 24          |
| Condo Fee      | \$626            |

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Listing information last updated on April 19th, 2025 at 6:17pm MDT