

\$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 | 11 |
| Zoning | Zone 24 |
| Condo Fee | \$626 |

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Listing information last updated on April 20th, 2025 at 10:17pm MDT