

## \$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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