

## **\$279,900 - #215 45 Gervais Rd, St. Albert**

MLS® #E4453072

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

BACKING GREENSPACE AND GRANDIN DUCK POND, this 2ND FLOOR UNIT in the 55+ GRAND CARLISLE offers RARE PRIVACY and STUNNING YEAR-ROUND VIEWS. Enjoy a COVERED BALCONY with morning coffee or peaceful reading, a PORTABLE A/C for warm days and a COZY GAS FIREPLACE for cool nights. Inside are TWO SPACIOUS BEDROOMS and TWO 4-PIECE BATHROOMS, including a LARGE PRIMARY SUITE with WALK-IN CLOSET and ENSUITE featuring a SEPARATE SOAKER TUB & SHOWER. The second bedroom is ideal for GUESTS or a HOBBY ROOM. The BRIGHT KITCHEN with PLENTY OF CABINETS and CORNER PANTRY flows to a SEPARATE DINING AREA, PERFECT FOR CARD GAMES OR DINNERS WITH FRIENDS, Also includes IN-SUITE LAUNDRY, a WALK-IN STORAGE ROOM with BUILT-INS, CENTRAL VAC & FREEZER SPACE. The HEATED UNDERGROUND PARKING Is located left and CLOSE TO THE ENTRANCE DOOR. The building offers a SOCIAL ROOM and PATIO BACKING GREENSPACE and CARWASH. all within WALKING DISTANCE to shopping, restaurants, transit & ST. ALBERT TRAIL. NOTHING BETTER THAN THIS FOR ADULT LIVING!

Built in 1992



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453072               |
| Price          | \$279,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,232                  |
| 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 Rd |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 6H7            |

## Amenities

|               |                                                                                                                                                |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking       | Heated, Underground                                                                                                                            |
| Is Waterfront | Yes                                                                                                                                            |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| # of Stories      | 3                                                                                                                      |
| Stories           | 1                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

**Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 24           |
| Condo Fee      | \$626             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 9:02pm MDT