

Courtesy Of Pam Haymour Of MaxWell Polaris

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

MLS® #E4453072

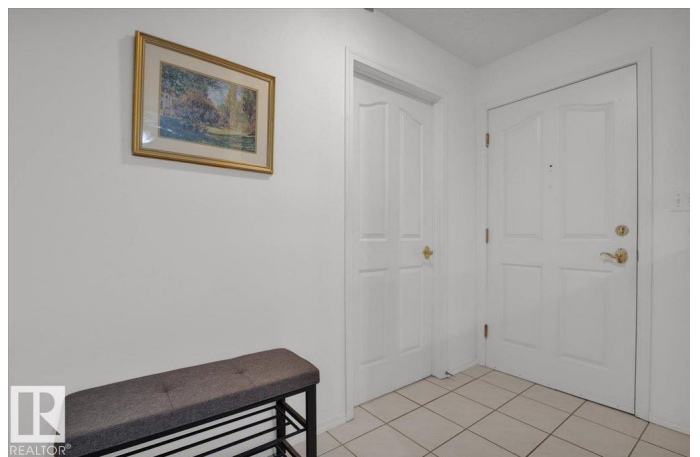
**\$279,900**

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	9
Zoning	Zone 24
Condo Fee	\$626

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Listing information last updated on August 24th, 2025 at 6:02pm MDT