

## \$258,800 - 112 45 Gervais Road, St. Albert

MLS® #E4463312

**\$258,800**

2 Bedroom, 2.00 Bathroom, 1,175 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

A Rare & Wonderful Opportunity With Your Own Private Entrance! Welcome to The Grand Carlisle, a friendly, well-kept 55+ community where homes rarely become available, this one is truly special. The bright and comfortable main floor suite offers 2 bedrooms nicely separated for privacy, plus a den and two full bathrooms, thoughtfully designed for easy living. The kitchen has a handy corner pantry and opens to a spacious living and dining area, perfect for hosting family or enjoying quiet evenings by the cozy gas fireplace. The full in-suite laundry room adds extra convenience. Your private entrance makes coming and going effortless, whether greeting guests, stepping out for fresh air, or receiving deliveries. Enjoy wonderful amenities with a great social club in the social room, enjoy the convenient car wash in the heated underground parking plus your own storage. A fantastic location, just a short stroll to shopping, dining, and transit. A welcoming home you'll love!

Built in 1992

### Essential Information

MLS® # E4463312

Price \$258,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,175                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 112 45 Gervais Road |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6H7             |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Car Wash, Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade                                                                                                                                                                     |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                   |
| # of Stories      | 3                                                                                                                        |
| Stories           | 1                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | None, No Basement                                                                                                        |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Clay Tile          |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 24            |
| Condo Fee      | \$587              |

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Listing information last updated on October 27th, 2025 at 8:17pm MDT