Courtesy Of Pam Haymour Of MaxWell Polaris

$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 youâ€™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	9
Zoning	Zone 24
Condo Fee	$587

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Listing information last updated on November 2nd, 2025 at 7:17am MST