

\$219,900 - 104 45 Gervais Road, St. Albert

MLS® #E4464840

\$219,900

2 Bedroom, 2.00 Bathroom, 1,179 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Have you been dreading the impending season? Not looking forward to shovelling all that snow and scraping the ice off your car? Well DON'T! With this lovely main floor condo you can say goodbye to all of those winter struggles. You'll enjoy nearly 1200 SQFT of living space. A perfect corner kitchen with so much storage including a large corner pantry, plus plenty of counter space. Continue to enjoy family dinners and entertaining in the adjacent dining room. The living space provides plenty of space to relax and enjoy your hobbies. A full 4 piece bathroom and additional bedroom compliment the dream worthy primary suite. Boasting a HUGE en-suite that features a soaker tub, standing shower, walk-in-closet and a large vanity. The main floor patio doubles as a place to enjoy the sun and as a private entrance. A titled underground parking stall means your car will always be warm and waiting to take you to the close grocery stores, restaurants and access to Edmonton.

Built in 1992

Essential Information

MLS® # E4464840

Price \$219,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,179
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	104 45 Gervais Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6H7

Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Clay Tile

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 5th, 2025
Days on Market	4
Zoning	Zone 24
Condo Fee	\$587

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