

## \$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 | 11                 |
| Zoning         | Zone 24            |
| Condo Fee      | \$587              |

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Listing information last updated on November 15th, 2025 at 9:32pm MST