



## 75 GERVAIS Road 409 St. Albert AB

\$299,999

Welcome to The Greenbrier, nestled in the heart of Grandin, St. Albert. This exceptional corner unit on the 4th floor boasts breathtaking views of the Grandin Ravine from its expansive vinyl deck. The open-concept living space is bathed in natural light, creating a welcoming and cozy ambiance. The primary suite features a spacious bedroom, a walk-in closet, and a 3-piece ensuite. An additional bedroom offers flexibility as a guest room or home office, complemented by the convenience of in-suite laundry and a utility room. Additional perks include a single-car garage and a surface parking stall, providing both convenience and extra storage. The building's fantastic amenities, such as an exercise room, social room, and guest suite, make it ideal for hosting family and friends from out of town. With the Grandin Ravine steps away, you'll enjoy easy access to nearby grocery stores, banks, shopping, and more—all within walking distance. Don't miss this amazing opportunity!

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

alyssa@rivervalleyrealty.ca  
<https://www.rivervalleyrealty.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net