



## 75 GERVAIS Road 403 St. Albert AB

\$320,000

This exceptional condo offers 1,250 square feet of beautifully designed living space in the highly sought-after Greenbrier complex. With two spacious bedrooms, a versatile den, and an open, bright floor plan, this unit offers comfort and style in every corner. Expansive windows flood the home with natural light and provide serene views of lush trees and Grandin Pond. A cozy gas fireplace sets the perfect ambiance for chilly winter evenings. Enjoy the convenience of in-suite laundry, a 4-piece main bathroom, and a private 3-piece ensuite. The ground-level, heated tandem garage and additional outdoor stall add to the easy-living perks of this property. Immaculately maintained with a new hot water tank and water filtration system. Age restricted to 18+ and no pets. Located close to all amenities.

Listing Presented By:



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