

# \$472,389 - 44 5 Rondeau Drive, St. Albert

MLS® #E4416406

**\$472,389**

2 Bedroom, 2.50 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

BRAND NEW! Discover modern living in this Courtyard E townhome located at Midtown in St. Albert. With over 1,300 sq. ft. of thoughtfully curated living spaces, this home offers 2 spacious bedrooms, 2.5 bathrooms, and a double car garage with convenient foyer access. The interior blends dark accents and organic wood grain finishes, complemented by a designer colour palette that creates a warm and inviting atmosphere. Oversized windows flood the home with natural light, highlighting the 42â€• electric fireplace in the great room. The kitchen is designed with both function and style in mind, featuring quartz countertops and a built-in pantry cabinet, while upgraded vinyl tile flooring enhances the second floor, foyer, laundry room, and bathrooms. Plus, enjoy full home warranty coverage and award-winning customer service. Images and renderings are representative of home layout and/or design only. Ready for Summer 2025 possession. Sale price is inclusive of GST. Some images may be virtually staged.

Built in 2024

## Essential Information

MLS® #	E4416406
Price	\$472,389
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	44 5 Rondeau Drive
Area	St. Albert
Subdivision	South Riel
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X8

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Metal, Hardie Board Siding
Exterior Features	Park/Reserve, Playground Nearby
Roof	Flat, See Remarks
Construction	Wood, Brick, Metal, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	December 18th, 2024
Days on Market	272
Zoning	Zone 24
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$185

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