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

MLS® #E4416406

#### \$472,389

2 Bedroom, 2.50 Bathroom, 1,410 sqft Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

NEW CONSTRUCTION â€" READY FOR IMMEDIATE POSSESSION! Discover modern living in this Courtyard E townhome located at Midtown in St. Albert. With over 1,400 sq. ft. of thoughtfully curated living spaces, this home offers 2 spacious bedrooms, 2.5 bathrooms, and a double car garage with convenient fover access. Oversized windows flood the home with natural light, highlighting the 42― 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. Year-round exterior care - snow removal and landscaping maintenance - is included. Plus, enjoy full home warranty coverage and award-winning customer service. Images and renderings are representative of the home's layout and/or design only and may include virtual staging. Exact finishes may differ. Sale price is inclusive of GST.



## **Essential Information**

MLS® # E4416406 Price \$472,389

Bedrooms 2







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,410 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 321

Zoning Zone 24

HOA Fees 150

HOA Fees Freq. Annually

Condo Fee \$185

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