

## \$479,400 - 44 5 Rondeau Drive, St. Albert

MLS® #E4416406

**\$479,400**

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 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. 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	\$479,400
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	261
Zoning	Zone 24
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$185

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Listing information last updated on September 5th, 2025 at 12:32pm MDT