

# \$979,900 - 42 5 Rondeau Drive, St. Albert

MLS® #E4396698

**\$979,900**

3 Bedroom, 3.50 Bathroom, 2,175 sqft  
Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

Discover a fresh perspective on traditional bungalow living in Averton's Boulevard A townhome at Midtown. Built as a Full House Lottery showhome, this stunning 3-bedroom, 3.5-bath end unit features over 3,200 combined sq.ft. and \$300,000 of included upgrades and custom layouts. Experience the warmth and beauty of upgraded herringbone hardwood flooring throughout the home. Indulge in the convenience of the main-floor primary bedroom and ensuite, featuring a custom built-in king bed with nightstands and a fully tiled shower with a freestanding soaker tub. Explore the chef-inspired kitchen with upgraded cabinetry and layout, complemented by top-of-the-line appliances. Bask in the extended rooftop terrace with aluminum railing, glass panels, and a convenient gas line for outdoor entertaining. Admire the custom mudroom, upgraded matte black geometric railing with enhanced stringers, and custom drapery.

Built in 2024

## Essential Information

MLS® #	E4396698
Price	\$979,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,175
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	42 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	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	See Remarks
Roof	Flat, See Remarks
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2024
Days on Market	269
Zoning	Zone 24
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$320

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