

Courtesy Of Michelle A Plach Of HonestDoor Inc

# \$478,900 - 44 5 Rondeau Drive, St. Albert

MLS® #E4416406

**\$478,900**

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

South Riel, St. Albert, AB

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. Bathrooms are elevated with modern hardware, plumbing, and light fixtures, ensuring every detail reflects contemporary elegance. Images and renderings are representative of home layout and/or design only.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416406  |
| Price     | \$478,900 |
| 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 | 114                 |
| Zoning         | Zone 24             |
| HOA Fees       | 150                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$185               |

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Listing information last updated on April 11th, 2025 at 7:47am MDT