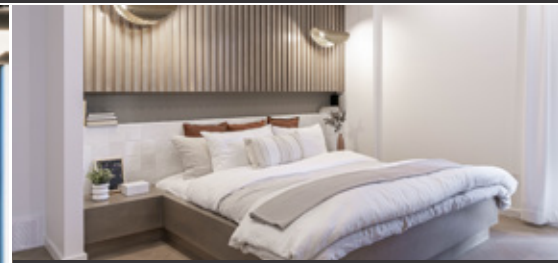




upgraded kitchen cabinetry and layout



main-floor primary bedroom



extended rooftop terrace

# boulevard a

# immediate possession

42, 5 rondeau drive, st. albert

2,175 sqft + 1,054 sqft finished basement  
total interior 3,229 sqft | exterior 502 sqft  
3 bed | 3.5 bath

**\$1,089,900 incl. gst**

\*furniture not included  
condo fees est. \$320 + MNA

**over \$300,000 of included upgrades**

### contact

Feisal Rahall  
Area Sales Manager  
frahall@averton.ca  
780.267.7877

### showhome + presentation centre

51 - 5 rondeau drive, st. albert

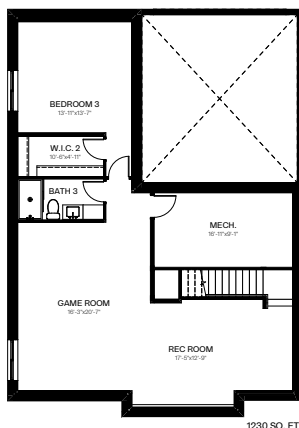
### feature highlights

- upgraded kitchen cabinetry and layout
- upgraded kitchen appliances
- fully finished custom basement
- upgraded herringbone hardwood throughout
- upgraded ensuite with fully tiled shower and freestanding soaker tub
- upgraded matte black geometric railing with stringers
- extended rooftop terrace with aluminum railing and glass panels
- main-floor primary bedroom with a custom built-in king bed and nightstands
- custom mudroom cabinetry and layout

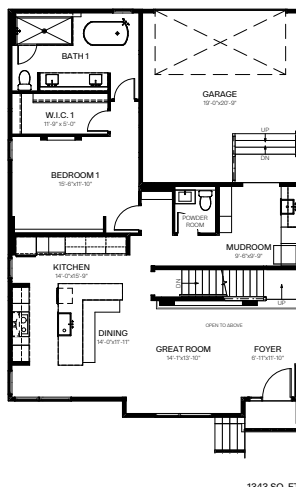
### community amenities

- fetching greens (*dog park*)
- red willow express line (*trails*)
- growers grove (*community garden*)
- midtown commons (*town square*)
- rondeau park (*community park*)
- the retreat (*phase within condominium*)
- midtown neighbourhood association

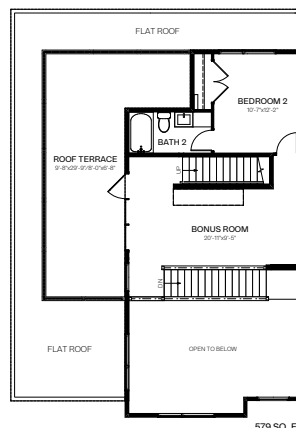
**certified BUILT GREEN®  
community and home**



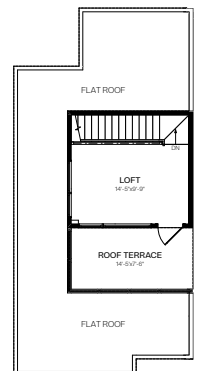
1230 SQ. FT.



1343 SQ. FT.



579 SQ. FT.



171 SQ. FT.

Images and renderings featured are representative of home layout and/or design only. Exact finishes may differ. Actual layout may be reversed. Prices and specifications are subject to change at any time, cannot be combined with any other offer, and are not valid outside of Alberta. E.&O.E. 10/10/2024.

