



modern metal &amp; hardie exteriors



designer colour palette

## courtyard f

## summer 2025 possession

**46, 5 rondeau drive, st. albert**  
interior 1,413 sqft | exterior 283 sqft  
2 bed | 2.5 bath

**\$538,900 incl. gst**

condo fees est. \$179 + MNA

**over \$13,000 of included upgrades**

### contact

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### showhome + presentation centre

51 - 5 rondeau drive, st. albert

### feature highlights

- soft white tones and organic wood grain accents throughout
- 42" electric fireplace in great room
- vinyl plank flooring in powder room, dining room, kitchen, great room, and rooftop landing
- built-in pantry cabinet in kitchen
- quartz countertops throughout kitchen and bathrooms
- upgraded interior door hardware
- upgraded bathroom hardware, plumbing, and light fixtures
- oversized windows
- James Hardie™ siding
- solar panel ready
- A/C rough-in

### 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 (*park within condominium*)
- midtown neighbourhood association

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community and home

