



# 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

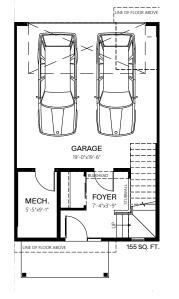
condo fees est. \$179 + MNA

## over \$13,000 of included upgrades

### contact

Feisal Rahall Area Sales Manager frahall@averton.ca 780 267 7877

# 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<sup>™</sup> 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

# certified BUILT GREEN® community and home

