

# courtyard f

# immediate possession

**53, 5 rondeau drive, st. albert**  
 interior 1,413 sqft | exterior 216 sqft  
 2 bed + rooftop terrace | 2.5 bath

**\$449,900 incl. gst**  
 condo fees est. \$168 + MNA

### contact

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 Area Sales Associate  
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**showhome + presentation centre**  
 51 - 5 rondeau drive, st. albert

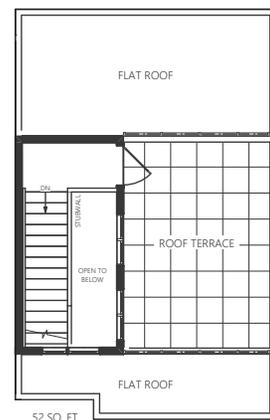
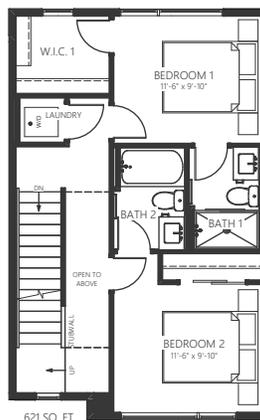
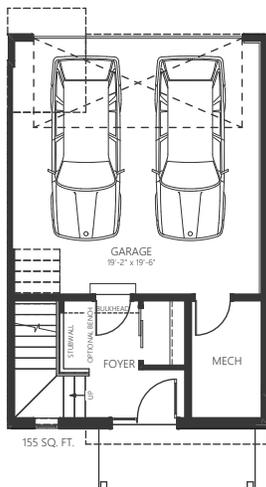
### feature highlights

- rich grey and wood finishes throughout
- 9' main floor ceilings
- upgraded layout kitchen with chimney hoodfan, full-height backsplash, and built-in microwave
- vinyl tile flooring
- dark feature wall paint colour and upgraded light fixture in dining room
- upgraded main bath tile surround
- upgraded primary ensuite shower enclosure
- oversized windows
- nest video doorbell
- James Hardie™ siding
- rooftop terrace w/dinoflex tile
- gas line to kitchen deck
- solar panel ready

### community amenities

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

**certified BUILT GREEN®**  
**community and home**



Images 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. 12/08/2022.

