Averton.



# boulevard b

### 40, 5 rondeau drive, st. albert

interior 1,924 sqft | exterior 312 sqft 2 bed | 2.5 bath

# \$679,900 incl. gst

condo fees est. \$266 + MNA

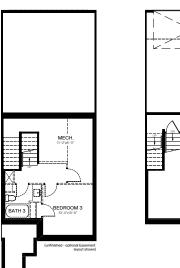
### over \$45,000 of included upgrades

#### contact

Kristen Bryant Area Sales Associate kbryant@averton.ca 587.338.5611

#### showhome + presentation centre

51 - 5 rondeau drive, st. albert





## feature highlights

- waterfall edge on both sides of kitchen island
- upgraded metal frame shower door and freestanding tub in primary bathroom
- upgraded light fixtures
  throughout
- upgraded black apron front sink, matte black faucet, and backsplash tile in the kitchen
- upgraded electric fireplace in the great room
- upgraded matte black metal railings with horizontal bars and wall-mounted handrails
- James Hardie<sup>™</sup> siding
- solar panel ready

# spring 2024 possession

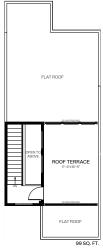
#### community amenities

- 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 condomimium)
- midtown neighbourhood association

# certified BUILT GREEN® community and home









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. 10/23/2023.