



modern metal & hardie exteriors



designer colour palette

# courtyard f

# summer 2024 possession

77, 5 rondeau drive, st. albert  
 interior 1,413 sqft | exterior 283 sqft  
 2 bed | 2.5 bath

**\$473,355 incl. gst**  
 condo fees est. \$181 + MNA

**over \$10,000 of included upgrades**

### contact

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### showhome + presentation centre

51 - 5 rondeau drive, st. albert

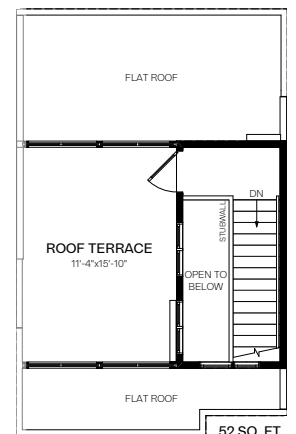
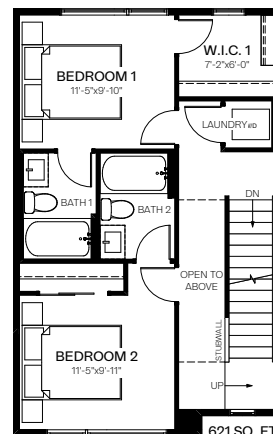
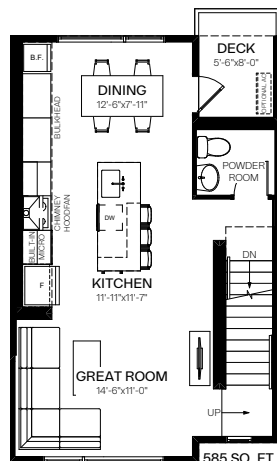
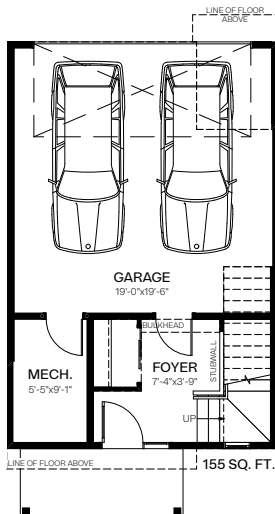
### feature highlights

- bold grey and rich wood tones throughout
- vinyl tile flooring in powder room, dining room, kitchen, great room and sopra
- upgraded kitchen layout with bar fridge extension, matte black faucet, full-height backspash, chimney hoodfan, and floating shelves
- quartz countertops throughout kitchen and bathrooms
- upgraded matte black bathroom plumbing fixtures and hardware
- carpet in stairwells, bedrooms, and walk-in-closet
- James Hardie™ siding
- solar panel ready

### 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



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