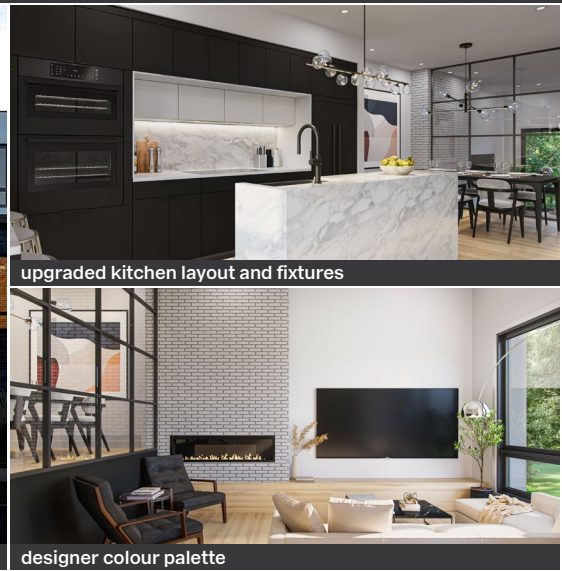




modern metal & hardie exteriors



upgraded kitchen layout and fixtures

designer colour palette

boulevard b

spring 2024 possession

40, 5 rondeau drive, st. albert
 interior 1,773 sqft | exterior 312 sqft
 2 bed | 2.5 bath

\$613,900 incl. gst
 condo fees est. \$266 + MNA

over \$45,000 of included upgrades

contact

Kristen Bryant	Feisal Rahall
Area Sales Associate	Area Sales Manager
kbryant@averton.ca	frahall@averton.ca
587.338.5611	780.267.7877

showhome + presentation centre
 51 - 5 rondeau drive, st. albert

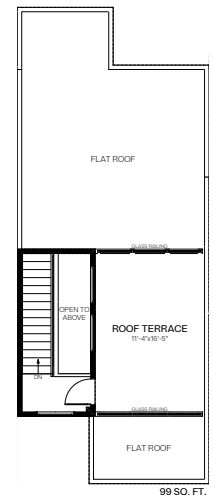
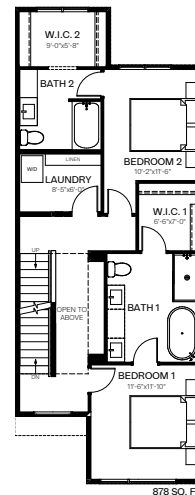
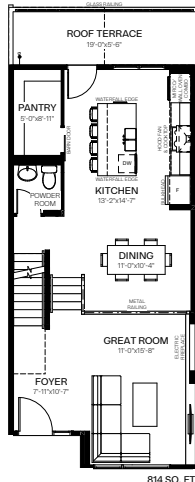
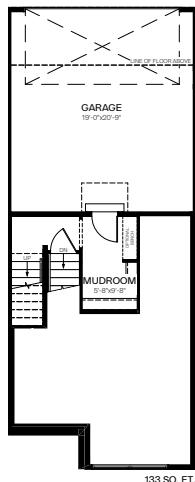
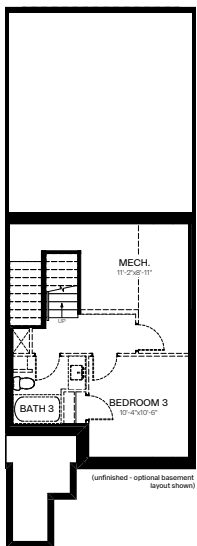
feature highlights

- 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™ 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 (*phase within condominium*)
- 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. 05/09/2024.

