

## \$539,400 - 46 5 Rondeau Drive, St. Albert

MLS® #E4416405

**\$539,400**

2 Bedroom, 2.50 Bathroom, 1,413 sqft

Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

Embrace elevated living in this beautifully designed 4-level townhome, complete with a rooftop terrace ideal for gatherings and relaxation. Over \$13,000 in included upgrades enhance the home's modern aesthetic, with dual primary bedrooms offering private ensuites for ultimate comfort. The interior showcases soft white tones paired with organic wood grain accents, creating a timeless look. The great room features a 42" electric fireplace, while vinyl plank flooring adds durability and style across the powder room, dining room, kitchen, great room, and rooftop landing. Upgraded interior door hardware, as well as premium bathroom fixtures, plumbing, and lighting, elevate the home's design. Enjoy the convenience of an A/C rough-in, a double car garage with foyer access, and a built-in pantry cabinet in the kitchen. Located near St. Albert's amenities and ready for summer 2025 possession, this home is a perfect mix of functionality and flair. Images and renderings are representative of home layout/design.

Built in 2024

### Essential Information

MLS® # E4416405

Price \$539,400



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,413             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 46 5 Rondeau Drive |
| Area        | St. Albert         |
| Subdivision | South Riel         |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 7X8            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal, Hardie Board Siding |
| Exterior Features | Park/Reserve, Playground Nearby         |
| Roof              | Flat, See Remarks                       |
| Construction      | Wood, Brick, Metal, Hardie Board Siding |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      December 18th, 2024  
Days on Market                230  
Zoning                              Zone 24  
HOA Fees                         150  
HOA Fees Freq.                Annually  
Condo Fee                        \$179

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