

# \$479,400 - 44 5 Rondeau Drive, St. Albert

MLS® #E4416406

**\$479,400**

2 Bedroom, 2.50 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

BRAND NEW! Discover modern living in this Courtyard E townhome located at Midtown in St. Albert. With over 1,300 sq. ft. of thoughtfully curated living spaces, this home offers 2 spacious bedrooms, 2.5 bathrooms, and a double car garage with convenient foyer access. The interior blends dark accents and organic wood grain finishes, complemented by a designer colour palette that creates a warm and inviting atmosphere. Oversized windows flood the home with natural light, highlighting the 42â€• electric fireplace in the great room. The kitchen is designed with both function and style in mind, featuring quartz countertops and a built-in pantry cabinet, while upgraded vinyl tile flooring enhances the second floor, foyer, laundry room, and bathrooms. Plus, enjoy full home warranty coverage and award-winning customer service. Images and renderings are representative of home layout and/or design only. Ready for Summer 2025 possession. Sale price is inclusive of GST.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416406  |
| Price     | \$479,400 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 44 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 | 242                 |
| Zoning         | Zone 24             |
| HOA Fees       | 150                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$185               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 3:32pm MDT