

# \$979,900 - 42 5 Rondeau Drive, St. Albert

MLS® #E4396698

**\$979,900**

3 Bedroom, 3.50 Bathroom, 2,175 sqft  
Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

Discover a fresh perspective on traditional bungalow living in Averton's Boulevard A townhome at Midtown. Built as a Full House Lottery showhome, this stunning 3-bedroom, 3.5-bath end unit features over 3,200 combined sq.ft. and \$300,000 of included upgrades and custom layouts. Experience the warmth and beauty of upgraded herringbone hardwood flooring throughout the home. Indulge in the convenience of the main-floor primary bedroom and ensuite, featuring a custom built-in king bed with nightstands and a fully tiled shower with a freestanding soaker tub. Explore the chef-inspired kitchen with upgraded cabinetry and layout, complemented by top-of-the-line appliances. Bask in the extended rooftop terrace with aluminum railing, glass panels, and a convenient gas line for outdoor entertaining. Admire the custom mudroom, upgraded matte black geometric railing with enhanced stringers, and custom drapery.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4396698  |
| Price     | \$979,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,175             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 42 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           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Brick, Metal, Stucco |
| Exterior Features | See Remarks                |
| Roof              | Flat, See Remarks          |
| Construction      | Wood, Brick, Metal, Stucco |
| Foundation        | Concrete Perimeter         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2024 |
| Days on Market | 275             |
| Zoning         | Zone 24         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$320           |

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 April 11th, 2025 at 6:02pm MDT