

## \$399,900 - 5 Rondeau Drive, St. Albert

MLS® #E4435915

**\$399,900**

2 Bedroom, 2.50 Bathroom, 1,404 sqft

Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

Check out the best price by far for a 3 storey unit with double attached garage in Midtown, located in the vibrant and rapidly growing community of South Riel. Close to great amenities. Just across from the Enjoy Centre, Riel Business Park and Recreation Park and Lois Hole provincial park. Ray Gibbons Drive provides quick access to North St Albert and Edmonton. There is also a private Playground and Park area within the complex. This modern home shows extremely well with a bright open main floor plan. 9 ft ceilings and lots of natural light. The two large bedrooms each have their own ensuite and walk in closets. This home has the perfect design for entertaining with an island kitchen open to both living and dining area. High end appliances and quartz countertops. Central Air Conditioning and high quality motorized blinds with rechargeable wands are just some of the amazing upgrades. Low condo fees of \$134.95 make this even more attractive.

Built in 2022

### Essential Information

MLS® #	E4435915
Price	\$399,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation

Roof	Flat
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 11th, 2025
Days on Market	36
Zoning	Zone 24
Condo Fee	\$135

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