



modern metal & hardie exteriors



designer colour palette

# courtyard c

# summer 2024 possession

78, 5 rondeau drive, st. albert  
 interior 1,715 sqft | exterior 258 sqft  
 3 bed + flex space | 2.5 bath

**\$574,525 incl. gst**  
 condo fees est. \$230 + MNA

**over \$15,000 of included upgrades**

### contact

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### showhome + presentation centre

51 - 5 rondeau drive, st. albert

### feature highlights

- soft white and organic wood tones throughout
- 9' main floor ceilings
- vinyl plank flooring in powder room, dining room, kitchen, great room and sopra
- built-in pantry cabinet in kitchen
- upgraded kitchen layout with bar fridge extension, matte black faucet, floating shelves and full-height backspash
- quartz countertops throughout kitchen and bathrooms
- upgraded primary bedroom shower with a glass barn-style door
- oversized windows
- 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 (*park within condominium*)
- midtown neighbourhood association

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 community and home

