

## \$535,900 - 8 5 Rondeau Drive, St. Albert

MLS® #E4416408

**\$535,900**

3 Bedroom, 2.50 Bathroom, 1,474 sqft

Condo / Townhouse on 0.00 Acres

South Riel, St. Albert, AB

Nestled alongside green spaces, this 3-level Trailside end unit combines modern design and thoughtful features across 1,400+ sq. ft. of living space. With 3 bedrooms, 2.5 baths, and a custom palette of soft white tones and cool wood grain accents, this home is a standout in style and functionality. The upgraded kitchen showcases an island with an eating bar, a matte black silgranit sink, a brass faucet, and a built-in microwave. The great room is highlighted by a 42" electric fireplace set against a dark accent wall, while upgraded vinyl plank flooring brings elegance to the second floor. Outdoor living is a breeze with a spacious rear deck, perfect for entertaining. Additional conveniences include a second-floor laundry room, a ground-floor foyer with easy access to the double car garage. Enjoy a stress-free lifestyle with year-round exterior maintenance at Midtown. Ready for Spring 2025 Possession. Images and renderings are representative of home layout and/or design only.

Built in 2024

### Essential Information

MLS® # E4416408

Price \$535,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,474             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8 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              | Asphalt Shingles                        |
| Construction      | Wood, Brick, Metal, Hardie Board Siding |
| Foundation        | Concrete Perimeter                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 135                 |
| Zoning         | Zone 24             |
| HOA Fees       | 150                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$266               |

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 May 2nd, 2025 at 12:47am MDT