

## \$574,500 - 58 5 Rondeau Drive, St. Albert

MLS® #E4418065

### \$574,500

2 Bedroom, 2.50 Bathroom, 1,353 sqft  
Condo / Townhouse on 0.00 Acres

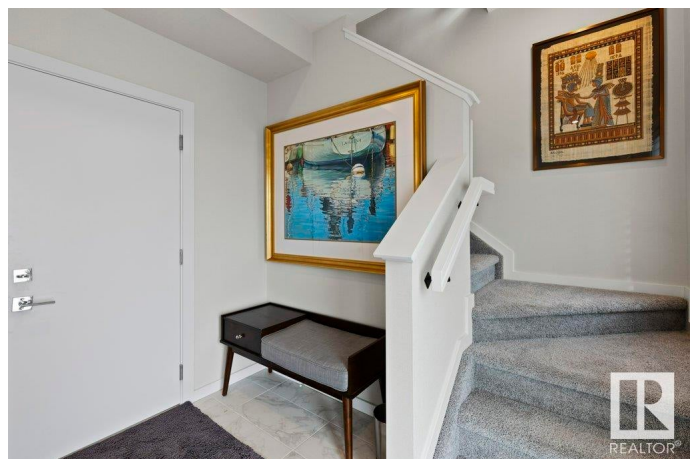
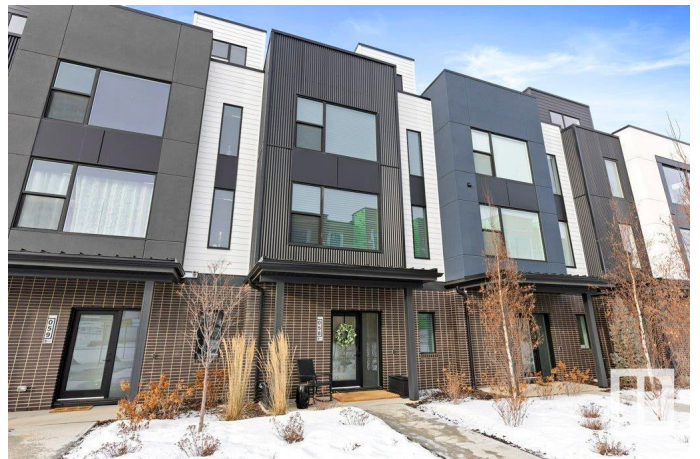
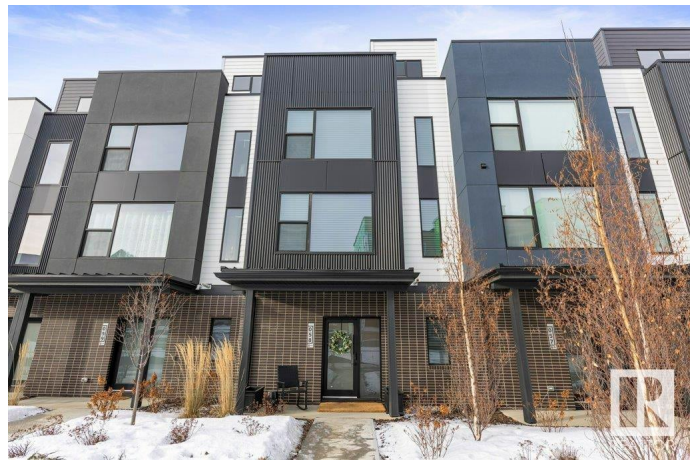
South Riel, St. Albert, AB

Welcome to Midtown by Averton, a premier community in St. Albert that redefines luxury living. This stunning 3-storey home features over \$175,000 in UPGRADES, ROOFTOP PATIO & the best views in the complex, making it truly BETTER THAN NEW. The thoughtfully designed layout features 2 spacious bedrooms, each w/luxurious ensuite & custom closets, a chef-inspired kitchen & elegant dining area. Premium upgrades throughout including a custom kitchen w/extra cabinetry, floating shelves, Professional Series KitchenAid appliance package, bar fridge & gas stove. Additional highlights: luxury vinyl plank flooring, whole-house soft water system, A/C, charcoal/UV light air filtration, living room TV niche w/ 75" linear f/p, Kohler fixtures & Hunter Douglas Silhouette blinds throughout. The dbl attached garage is fully finished with a POLYASPARTIC FLOOR, EV CHARGER & cabinetry. Enjoy a low-maintenance lifestyle. No more shoveling, grass cutting or exterior upkeep. For those that understand & appreciate highest quality

Built in 2022

### Essential Information

MLS® #	E4418065
Price	\$574,500



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,353
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	58 5 Rondeau Drive
Area	St. Albert
Subdivision	South Riel
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X8

### **Amenities**

Amenities	Air Conditioner, Patio, See Remarks
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Metal, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, See Remarks
Roof	Roll Roofing
Construction	Wood, Brick, Metal, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	81
Zoning	Zone 24
Condo Fee	\$133

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Listing information last updated on April 5th, 2025 at 11:47pm MDT