

## \$409,000 - 828 200 Bellerose Drive, St. Albert

MLS® #E4431163

**\$409,000**

1 Bedroom, 0.50 Bathroom, 775 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

In the heart of St. Albert's stunning river valley, this 779 sq.ft. condo in Botanica offers the upscale lifestyle you deserve! The gourmet kitchen shines with quartz countertops, subway tile, white cabinetry, stainless steel appliances & an island with eating bar – perfect for entertaining. Enjoy vinyl plank flooring throughout the open-concept living space, complete with a cozy fireplace & access to a huge covered balcony for breathtaking sunsets. The spacious bedroom features a large closet, and the stylish 3-piece bath includes a walk-in shower. Bonus: in-suite laundry, extra storage, and two heated underground parking stalls – one with a convenient storage cage, both close to the elevator! Botanica's luxury amenities include a rooftop patio, gym, social rooms & more – all steps from the Shops at Boudreau and scenic river valley trails. A true gem in a prime location!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431163  |
| Price      | \$409,000 |
| Bedrooms   | 1         |
| Bathrooms  | 0.50      |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 775                    |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 828 200 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Exercise Room, No Smoking Home, Party Room, Patio, Recreation Room/Centre, Social Rooms, Rooftop Deck/Patio |
| Parking Spaces | 2  |
| Parking        | Heated, Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Washer |
| Heating      | Fan Coil, Natural Gas  |
| # of Stories | 10   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Steel, Metal, Stucco         |
| Exterior Features | Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane                |
| Construction      | Steel, Metal, Stucco         |
| Foundation        | Concrete Perimeter           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 24          |
| Condo Fee      | \$392            |

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Listing information last updated on April 21st, 2025 at 2:17am MDT