

## \$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	9
Zoning	Zone 24
Condo Fee	\$392

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