

# **\$1,299,900 - 1032 200 Bellerose Drive, St. Albert**

MLS® #E4438951

**\$1,299,900**

2 Bedroom, 2.00 Bathroom, 2,322 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Reduced over \$250,000!!! An amazing opportunity to own a premium condominium in St Albert. Incredible, describes the 2,322 sq ft penthouse suite with soaring 12' & 16' ceilings. Very bright & open 2 bedroom plus den design, with oversized curtain wall windows. Loaded with topline features & upgrades throughout. Dream kitchen contains an extended island, large fridge/freezer combo, bar fridge, 36" gas cooktop, wall ovens etc. Has custom steam shower, soaker tub & heated flooring in ensuite bathroom. Massive 570 sq.ft balcony with 2 gas outlet & water outlet. Great entertainment space!! Includes private underground double garage!! Botanica's amenities include; spacious event centre, guest suites, fitness facility, rooftop patio & community garden. Forced air heating & a/c with individual fresh air intake. All this only steps to boutique shopping, restaurants & services at the "Shops at Boudreau" Direct access to over 65 kms of the Red Willow Trail System along the Sturgeon River Valley.

Built in 2022

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4438951    |
| Price    | \$1,299,900 |
| Bedrooms | 2           |



|                |                     |
|----------------|---------------------|
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 2,322               |
| Acres          | 0.00                |
| Year Built     | 2022                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |
| Style          | Penthouse           |
| Status         | Active              |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1032 200 Bellerose Drive |
| Area        | St. Albert               |
| Subdivision | Oakmont                  |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 7P7                  |

### Amenities

|                |                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Skylight, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 2                                                                                                                                                                              |
| Parking        | Double Indoor, Heated, Underground                                                                                                                                             |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Oven Built-In-Two |
| Heating           | Fan Coil, In Floor Heat System, Electric, Water                                                                                                       |
| Fireplaces        | Heatilator/Fan, Tile Surround                                                                                                                         |
| # of Stories      | 10                                                                                                                                                    |
| Stories           | 1                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                                     |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal, Stucco                                                                            |
| Exterior Features | Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby, View City |
| Roof              | EPDM Membrane                                                                                      |
| Construction      | Concrete, Metal, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 24        |
| Condo Fee      | \$917          |

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Listing information last updated on May 31st, 2025 at 9:02pm MDT