

## \$610,000 - 838 200 Bellerose Drive, St. Albert

MLS® #E4433557

**\$610,000**

2 Bedroom, 2.00 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

LUXURY LIFESTYLE LIVING welcomes you to THE BOTANICA in the heart of River Valley in St. Albert. Impressive & immaculate 2-bdrm, 2-full bath unit features, 9ft ceilings, central A/C, custom blinds, 2 HEATED UNDERGROUND PARKING STALLS (prime location one w/storage), electric F/P, floor-to-ceiling windows & garden door access to AMAZING 155 SqFt BALCONY w/upgraded composite flooring & glass railing for incredible southwest facing views. The sunsets are inspiring! Spacious owner's suite w/walk-thru WIC to STUNNING 5 pc ensuite offers heated flooring, luxurious soaker tub, stand-alone tiled shower & dual sinks. Open concept great room is sleek & inviting with ample space to entertain. Dreamy kitchen showcases upscale SS appliances, chimney hood fan, built-in wall oven/microwave, quartz countertops, centre island & abundance of cabinetry w/chrome accents. Large in-suite laundry & lots of storage. AMAZING in-complex amenities include, gym, social room, rooftop terrace, guest suite on same floor & more! A++



Built in 2018

### Essential Information

MLS® # E4433557

Price \$610,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	838 200 Bellerose Drive
Area	St. Albert
Subdivision	Oakmont
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7P7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Sprinkler Sys-Underground, Storage-In-Suite, Television Connection, Rooftop Deck/Patio
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
# of Stories	10
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Metal, Stucco

Exterior Features      Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, River Valley View, River View, Shopping Nearby

Roof                              EPDM Membrane

Construction              Concrete, Metal, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 1st, 2025

Days on Market        2

Zoning                      Zone 24

Condo Fee                \$552

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