

# **\$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	20
Zoning	Zone 24
Condo Fee	\$917

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