

## \$749,500 - 739 200 Bellerose Drive, St. Albert

MLS® #E4428268

**\$749,500**

2 Bedroom, 2.00 Bathroom, 1,533 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Experience luxury living in the prestigious Botanica! This 1532 sq. ft. condo offers a DOUBLE GARAGE, breathtaking river views, air-conditioning and a modern design. Featuring 2 bedrooms and a den. The primary suite is spacious with room for a king size bed, 5-pc ensuite with heated floors and large walk thru closet. The 3-pc bathroom features a walk-in shower. Enjoy hardwood flooring throughout, a gourmet kitchen with a built-in oven, microwave, induction cooktop, quartz countertops and a large island. The living/dining area is spacious with ample natural light from the E facing windows and a cosy gas fireplace. The large balcony has the most spectacular view of the river with lots of room for dining and entertaining. Building amenities include exercise room, social room, rooftop patio and guest suite. Unbeatable location—close to shopping, walking trails, and golf. A rare opportunity in one of the city's finest addresses!

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428268  |
| Price     | \$749,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,533                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 739 200 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio |
| Parking   | Double Indoor, Heated, Parkade, Underground                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| # of Stories      | 10  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Metal, Stucco  |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, River View, |

|              |                         |
|--------------|-------------------------|
|              | Shopping Nearby         |
| Roof         | EPDM Membrane           |
| Construction | Concrete, Metal, Stucco |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 24          |
| Condo Fee      | \$695            |

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Listing information last updated on April 30th, 2025 at 10:17am MDT