

## \$449,900 - 708 200 Bellerose Drive, St. Albert

MLS® #E4440032

**\$449,900**

1 Bedroom, 1.50 Bathroom, 1,016 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

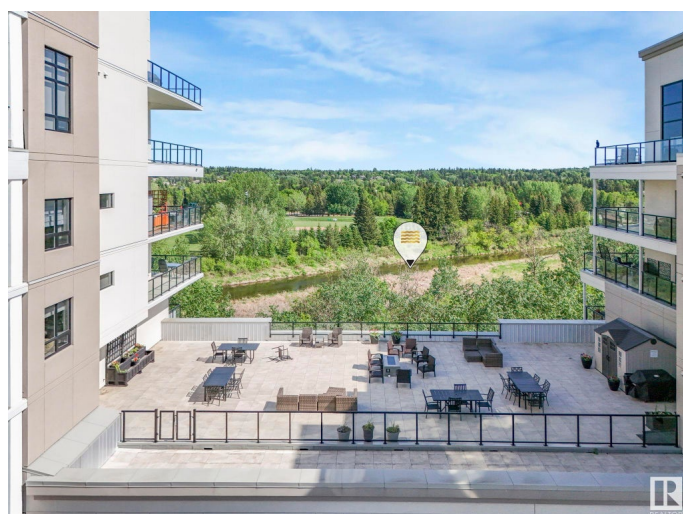
**LUXURY LIVING AT THE BOTANICA** Live in style in this upscale 1016.12 sq. ft. 1-bedroom condo in The Botanica, St. Albert's most sought-after concrete building. This unit offers a wide-open floor plan and premium finishes throughout. Chef's kitchen with white cabinetry, quartz countertops, stainless steel appliances, and an island with seating. Flexible bonus space perfect for a home office or dining nook. Spacious living room with a sleek gas fireplace—great for relaxing or entertaining. Primary bedroom retreat with walk-in closet and a spa-inspired ensuite featuring dual sinks, quartz counters, a large tub, and separate glass shower. Rich engineered hardwood flooring throughout. Oversized covered balcony with city views, natural gas BBQ hookup, and room to lounge or dine—plus ultimate privacy. Heated underground parking with secure storage cage. Top-tier building amenities: gym, party room, guest suites, garden courtyard. Unbeatable location steps from the river valley, downtown & shops at Boudreau.

Built in 2016

### Essential Information

MLS® # E4440032

Price \$449,900



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,016
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	708 200 Bellerose Drive
Area	St. Albert
Subdivision	Oakmont
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7P7

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	10
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Metal, Stucco

Exterior Features      Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof                              EPDM Membrane

Construction              Wood, Metal, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 3rd, 2025

Days on Market        5

Zoning                        Zone 24

Condo Fee                \$392

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Listing information last updated on June 8th, 2025 at 11:02am MDT