

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

MLS® #E4435360

**\$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® #	E4435360
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	May 8th, 2025
Days on Market	1
Zoning	Zone 24
Condo Fee	\$695

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 6:47pm MDT