

## **\$869,900 - 301 200 Bellerose Drive, St. Albert**

MLS® #E4445894

**\$869,900**

2 Bedroom, 2.00 Bathroom, 1,731 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Live in St. Albert's marquee river valley development, this gorgeous 1732sf unit, w/ 2 bed, 2 bath+den has all the upgrades including, granite counter tops, amazing cherry wood floors, beautiful maple cabinetry, back to back fireplaces, a chef's kitchen w/stainless steel appliances and a gas cooktop/built -in oven and microwave, a spa-like primary retreat w/ensuite and walk-in closet. Relax on you spacious balcony, enjoying the natural beauty of the river valley w/privacy provided by large trees near the quiet pathway. Included with this unit is the Double Garage in the heated parkade, on the same level as the unit just meters away. This property is great for entertaining with family and friends or enjoy one of the nice restaurants in the complex. Other amenities include fitness facility, rooftop patio, event room and guest suite. A luxurious place to call home. Original owner, meticulously maintained.

Built in 2016

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4445894  |
| Price      | \$869,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,731                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 301 200 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Guest Suite, Party Room, Recreation Room/Centre, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Double Garage Attached, Heated                                                                                         |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Fan Coil, Electric                                                                                                                                                                                     |
| # of Stories      | 9                                                                                                                                                                                                      |
| Stories           | 1                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Steel, Stucco                                                                                                 |
| Exterior Features | Golf Nearby, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                 |
| Construction      | Steel, Stucco                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                55  
Zoning                              Zone 24  
Condo Fee                        \$750

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