

## \$575,000 - 707 200 Bellerose Drive, St. Albert

MLS® #E4453298

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,059 sqft  
Condo / Townhouse on 0.00 Acres

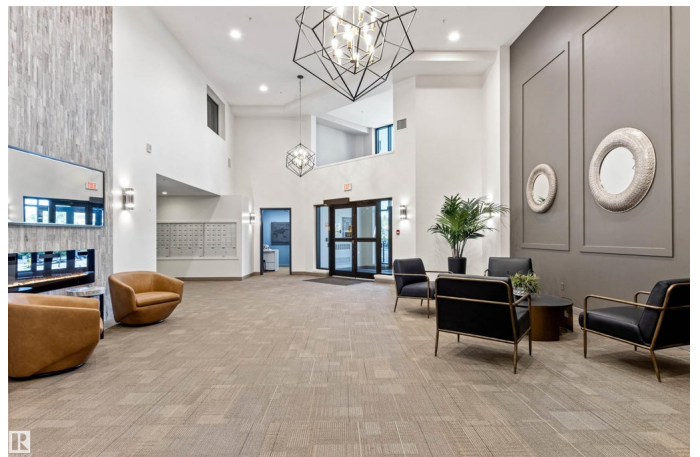
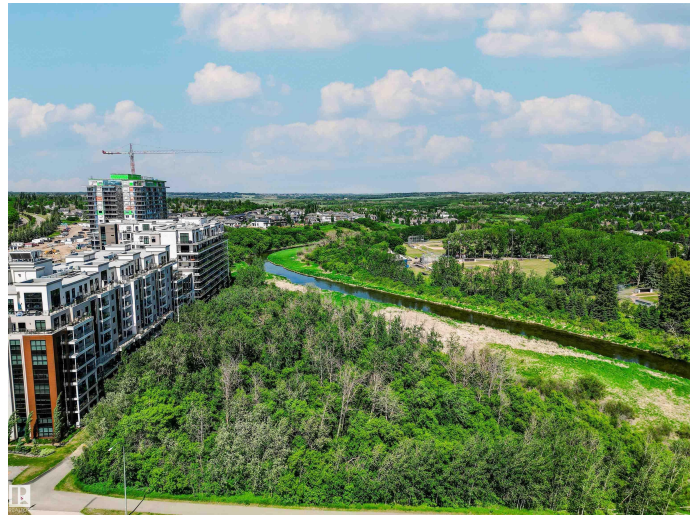
Oakmont, St. Albert, AB

Welcome to the Impeccably Managed Botanica, where luxury and lifestyle converge in this air-conditioned 2-bed, 2-bath condo with an optional Second Titled Parking Stall. Enjoy a sophisticated open-concept layout with expansive southwest-facing windows that flood the space with natural light and offer unobstructed STUNNING SW VIEWS. The UPGRADED chef's kitchen features custom cabinetry with pull-out shelves and ample GRANITE counter space for culinary creations. The primary suite is a true retreat with a walk-through closet and spa-inspired 5-piece ensuite, while the second bedroom offers flexibility for guests or a home office. Residents have exclusive access to a social lounge with full kitchen and patio, a two-level fitness centre, and a rooftop party deck with panoramic vistas. Located steps from St. Albert's finest cafes, bakeries, restaurants, green spaces and riverside hiking and biking trails. Also in-suite laundry, heated underground titled parking, and private storage complete the package.

Built in 2016

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4453298  |
| Price  | \$575,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,059                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 707 200 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|                |                                                                                                                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                                                                                                    |
| Parking        | Heated, Underground                                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, TV Wall Mount, Curtains and Blinds |
| Heating           | Fan Coil, Natural Gas                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                 |
| Fireplaces        | Glass Door, Remote Control, Tile Surround                                                                                                                                                           |
| # of Stories      | 10                                                                                                                                                                                                  |
| Stories           | 1                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                 |

|          |                   |
|----------|-------------------|
| Basement | None, No Basement |
|----------|-------------------|

## Exterior

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Public Transportation, River Valley View, Schools, Shopping Nearby, Vegetable Garden, View City |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |               |
|------|---------------|
| Roof | EPDM Membrane |
|------|---------------|

|              |                  |
|--------------|------------------|
| Construction | Concrete, Stucco |
|--------------|------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                     |
|------------|---------------------|
| Elementary | Kinosayo Elementary |
|------------|---------------------|

|        |                 |
|--------|-----------------|
| Middle | William D. Cuts |
|--------|-----------------|

|      |                      |
|------|----------------------|
| High | Bellerose Highschool |
|------|----------------------|

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

|                |   |
|----------------|---|
| Days on Market | 5 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 24 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$499 |
|-----------|-------|

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Listing information last updated on August 20th, 2025 at 1:02am MDT