

## \$550,000 - 503 200 Bellerose Drive, St. Albert

MLS® #E4443239

**\$550,000**

2 Bedroom, 2.00 Bathroom, 1,068 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to the Botanica! Here you'll discover a meticulously designed air conditioned condo that defines luxury living! Thru the door to the sophisticated open-concept floor plan, a chef inspired kitchen and contemporary living space awaits! Unobstructed WEST VIEW with large windows allows for the flow of natural light throughout, the tile surround fireplace is perfect for cozy nights in. Ample counter space and upgraded appliances will help you create those culinary masterpieces! The Primary is a true retreat, featuring a walk thru closet into your spa inspired 5pc en-suite. A second bedroom provides flexibility for guests or home office. Residents enjoy exclusive access to an exquisite SOCIAL LOUNGE with a full kitchen and adjoining patio, a 2 level FITNESS CENTRE, and a ROOFTOP PARTY DECK with panoramic vistas! Ideally situated just steps from St.Albert's finest cafe's, artisan bakery, boutiques, green spaces, shopping and more! In suite laundry and heated underground titled parking with storage!

Built in 2016

### Essential Information

MLS® # E4443239

Price \$550,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,068                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 503 200 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Intercom, Parking-Visitor, Party Room, Smart/Program. Thermostat, Secured Parking, Social Rooms, Television Connection, Rooftop Deck/Patio |
| Parking   | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Remote Control, Tile Surround   |
| # of Stories      | 10  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Kinosayo Elementary      |
| Middle     | William D. Cuts Jr. High |
| High       | Bellerose Composite High |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 24         |
| Condo Fee      | \$465           |

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 July 4th, 2025 at 12:02pm MDT