

## \$849,900 - 301 200 Bellerose Drive, St. Albert

MLS® #E4460541

**\$849,900**

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 your 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. SW Corner Unit with lots of natural light and beautiful sunsets.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460541  |
| Price     | \$849,900 |
| 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, Deck, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Double Garage Attached, Heated, Parkade                                                                                                       |

### 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                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Insert                                                                                                                                                                                                 |
| # of Stories      | 9                                                                                                                                                                                                      |
| Stories           | 1                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                                                                      |

### Exterior

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

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                                |
| Construction      | Concrete, Stucco                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 24           |
| Condo Fee      | \$750             |

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 October 5th, 2025 at 4:17pm MDT