

## **\$1,999,900 - 1039 200 Bellerose Drive, St. Albert**

MLS® #E4438952

**\$1,999,900**

2 Bedroom, 2.50 Bathroom, 2,528 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Reduced over \$250,000 for quick sale!!  
Incredible corner penthouse suite at Botanica!!  
Newly finished with premium upgrades throughout. Very open & bright, 2 primary bedrooms plus den design with 12' & 16' ceilings. Expansive window walls on 3 sides with 270 degree view. Dream kitchen includes extended island, quartz countertops, 48" fridge/freezer, 36" gas cooktop, double wall oven, microwave, unique walk-in pantry. Quality features include; durable plank flooring, porcelain tile, 2 linear style fireplaces, steam shower, soaker tubs, extra large den, 1,049 sq ft. on 2 balconies that have 2 gas BBQ hookups & water access. Botanica's well designed amenities include; spacious social hall, fitness facility, rooftop patio, guest suites, community garden etc. Only steps to boutique shopping, restaurants & professional services at the "Shops at Boudreau" featuring Mercato Italian Market. Here's your opportunity to own the finest executive penthouse ever built in St. Albert.

Built in 2023

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4438952    |
| Price    | \$1,999,900 |
| Bedrooms | 2           |



|                |                     |
|----------------|---------------------|
| Bathrooms      | 2.50                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 2,528               |
| Acres          | 0.00                |
| Year Built     | 2023                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |
| Style          | Penthouse           |
| Status         | Active              |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1039 200 Bellerose Drive |
| Area        | St. Albert               |
| Subdivision | Oakmont                  |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 7P7                  |

### Amenities

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 2                                                                                                                                                             |
| Parking        | Double Indoor, Heated, Underground                                                                                                                            |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Washer, Oven Built-In-Two |
| Heating           | Fan Coil, In Floor Heat System, Electric, Water                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | Heatilator/Fan                                                                                                                                                       |
| # of Stories      | 10                                                                                                                                                                   |
| Stories           | 1                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | None, No Basement                                                                                                                                                    |

**Exterior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal                                                                                                                   |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby, View City |
| Roof              | EPDM Membrane                                                                                                                     |
| Construction      | Concrete, Metal                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 24        |
| Condo Fee      | \$1,038        |

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Listing information last updated on June 9th, 2025 at 6:02pm MDT