

## \$339,900 - 418 200 Bellerose Drive, St. Albert

MLS® #E4462369

**\$339,900**

1 Bedroom, 1.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Botanica, St. Albert's most luxurious (18+) condo complex. This GROUND-FLOOR 1 bed, 1 bath home offers air conditioning, a heated underground parking stall with storage, and high-end finishes throughout. The kitchen boasts abundant cabinetry, granite countertops, tile backsplash, and premium built-in stainless steel appliances, flowing seamlessly into the dining and living areas with a modern electric fireplace, large windows, and access to the spacious balcony. The king-sized primary bedroom features a walk-through closet leading to a 4-piece ensuite. Residents enjoy exclusive amenities including a state-of-the-art fitness centre, stunning recreation room, guest suite, and rooftop patio with river views. Condo fees include heat and water. Located in the heart of St. Albert, adjacent to the Shops at Boudreau, this is the most affordable listing at Botanica in over 18 months—don't miss out!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462369  |
| Price      | \$339,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 418 200 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|                |                                                                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                                                        |
| Parking        | Heated, Underground                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                               |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Wall Mount                                                                                                                          |
| # of Stories      | 10                                                                                                                                  |
| Stories           | 1                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                   |

### Exterior

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

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Picnic Area, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane                                       |
| Construction      | Concrete, Metal, Stucco                             |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 21                 |
| Zoning         | Zone 24            |
| Condo Fee      | \$339              |

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 November 6th, 2025 at 5:32am MST