



## 200 BELLEROSE Drive 532 St. Albert AB

\$514,900

Beautiful 2 Bedroom plus Den in Botanica at a fantastic price!! Premium concrete building which ensures a very quiet & private lifestyle. Quality features include; 9 ft ceilings, oversized windows, quartz countertops, plank & porcelain tile flooring, 5 pc ensuite bath, forced air heating & A/C, premium appliance pkg etc. Spacious 207 sq ft balcony with gas & water hookups. Underground tandem parking for 2 vehicles plus storage space. Botanica's quality amenities include; an impressive residents lobby, spacious event centre, fitness facility, rooftop patio, 3 guest suites & plenty of visitor parking. All within step of the tranquil Sturgeon River Valley with over 65 kms of walking trails. Boutique shopping, an Italian market, unique restaurants & professional services are right out your front door. Low condo fees include gas & water . Truly a wonderful property offered at an amazing price!!

Listing Presented By:



Originally Listed by:  
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