

## **\$389,000 - 71 600 Bellerose Drive, St. Albert**

MLS® #E4448858

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to the beautiful community of Oakmont! This beautifully built townhome will not disappoint. Enjoy modern finishing's throughout like 9 ft ceilings, tons of natural light with large windows, an open concept floorplan and much more! This home offers a spacious living area which flows seamlessly to your kitchen that includes stainless steel appliances, modern wood toned cabinetry, quartz countertops and a large island! A dining area, flex space and balcony complete the main floor perfectly. The upper level features, laundry, 3 bedrooms, 4pc bath, the large primary includes 4pc ensuite and walk in closet. An oversized single attached garage with wide driveway that adds space for 2 vehicles, a low maintenance landscaped and fenced backyard with deck PLUS close to all near by amenities like the Sturgeon Valley Golf Course , walking trails around the Sturgeon River and more! Making this not only the ideal home but location! Welcome home! Truly a must see to be appreciated.

Built in 2018

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4448858  |
| Price    | \$389,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,324             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 71 600 Bellerose Drive |
| Area        | St. Albert             |
| Subdivision | Oakmont                |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7T5                |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1                                                       |
| Parking        | Single Garage Attached                                  |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                       |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 24         |
| Condo Fee      | \$285           |

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 August 13th, 2025 at 3:47am MDT