

# \$637,245 - 260 Bellerose Drive, St. Albert

MLS® #E4404674

**\$637,245**

2 Bedroom, 2.00 Bathroom, 1,485 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A premium live, work & play development located along the banks of the beautiful Sturgeon River Valley in St Albert. Solid concrete steel construction. This spacious (1,485 sf) 2 bedroom plus den offers top line features throughout; 9 ft ceilings, oversized windows, quartz countertops, porcelain tile, plank flooring, linear style fireplace, premium appliance pkg and much more!! Underground heated parking and storage is also included. Dedicated fresh air intake with forced air heating and A/C. Amenities incl; spacious event centre, 3 elevators, fitness facility, car wash, guest suite, residents lounge with rooftop patio. Personalize your suite with the choice of 6 designer packages. Only steps to boutique shopping, Italian market, unique restaurants & professional services. Direct access to over 65 kms of tranquil walking trails. Select now and take possession in fall/2025!!

Built in 2024

## Essential Information

MLS® #	E4404674
Price	\$637,245
Bedrooms	2
Bathrooms	2.00



### RIVERBANK LANDING LIFE IN BALANCE

SUITE - 2-PJ  
TWO BEDROOM + DEN



SUITE AREA: 1,485 SF  
BALCONY AREA: 381 SF  
TOTAL LIVING SPACE: 1,866 SF



Plan 1: 18.3' x 14.3'  
Concept plan subject to change. Room dimensions are approximate. All dimensions are approximate. Floor areas shown may vary from actual construction. Not for construction.

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Full Baths	2
Square Footage	1,485
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	260 Bellerose Drive
Area	St. Albert
Subdivision	Oakmont
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7P7

### Amenities

Amenities	Car Wash, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Sprinkler System-Fire, Rooftop Deck/Patio
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric
Heating	Fan Coil, In Floor Heat System, Electric, Water
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Metal, Stucco
Exterior Features	Golf Nearby, Landscaped, Public Transportation, River Valley View, Shopping Nearby
Roof	EPDM Membrane

Construction	Concrete, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 3rd, 2024
Days on Market	286
Zoning	Zone 24
Condo Fee	\$720

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