# \$413,699 - 417 260 Bellerose Drive, St. Albert

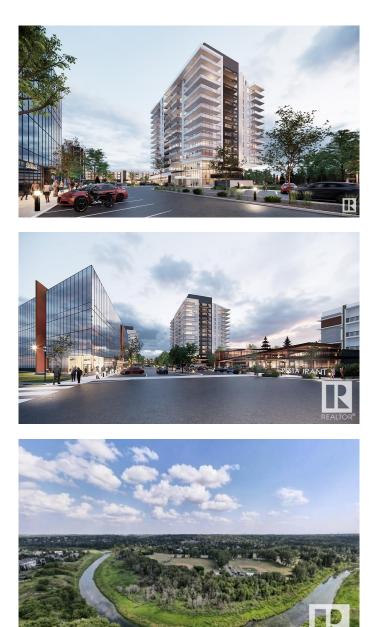
MLS® #E4433495

#### \$413,699

1 Bedroom, 1.00 Bathroom, 933 sqft Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

An amazing opportunity to purchase early at Riverbank Landing in St Albert!! A premium Live-Work-Play development, conveniently located along the banks of the Sturgeon River Valley. Solid concrete & steel construction offers superior privacy and fire safety. This beautiful one bedroom plus den suite offers quality features throughout including; 9ft ceilings, oversized windows, quartz countertops, porcelain tile, linear-style fireplace, premium appliance pkg and much more! Each suite has dedicated fresh-air intake with forced air heating and A/C. Also includes underground heated parking and storage. Riverbank Landing's well designed amenities include; a spacious glass social hall, fitness facility, guest suite, car wash, resident's lounge opening to a roof-top terrace. Only steps to the tranquility of the Red Willow Trail System, boutique shopping, restaurants & professional services. Possessions are set to begin in October 2025. Here is your chance to enjoy the condo lifestyle in an incredible location!



Built in 2025

#### **Essential Information**

| MLS® # | E4433495  |
|--------|-----------|
| Price  | \$413,699 |

| Bedrooms       | 1                      |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 933                    |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

| Address     | 417 260 Bellerose Drive |
|-------------|-------------------------|
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

| Amenities | Car Wash, Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Natural Gas |
|-----------|--|
|           | BBQ Hookup   |
| Parking   | Heated, Parkade, Underground   |

#### Interior

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

## Exterior

| Exterior          | Concrete, Metal, Stucco |  |                                  |        |          |       |        |
|-------------------|-------------------------|--|----------------------------------|--------|----------|-------|--------|
| Exterior Features |                         |  | Park/Reserve,<br>Shopping Nearby | Public | Swimming | Pool, | Public |

| Roof         | EPDM Membrane           |
|--------------|-------------------------|
| Construction | Concrete, Metal, Stucco |
| Foundation   | Concrete Perimeter      |

#### **Additional Information**

| Date Listed    | April 30th, 2025 |
|----------------|------------------|
| Days on Market | 112              |
| Zoning         | Zone 24          |
| Condo Fee      | \$460            |

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Listing information last updated on August 20th, 2025 at 8:32am MDT