

# **\$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
Type	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	Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby

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

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	67
Zoning	Zone 24
Condo Fee	\$460

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