

## \$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 | 41               |
| Zoning         | Zone 24          |
| Condo Fee      | \$460            |

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Listing information last updated on June 10th, 2025 at 4:17pm MDT