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

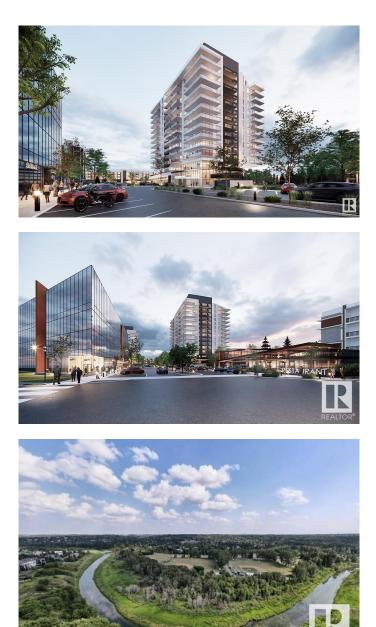
MLS® #E4433495

\$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, 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 | 97 |
| Zoning | Zone 24 |
| Condo Fee | \$460 |

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Listing information last updated on August 5th, 2025 at 7:17am MDT