

# \$365,715 - 718 260 Bellerose Drive, St. Albert

MLS® #E4421158

**\$365,715**

1 Bedroom, 1.00 Bathroom, 707 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A premium Live Work & Play development located on the banks of the beautiful Sturgeon River Valley. Solid concrete and steel construction offers enhanced privacy and fire protection. This spacious (707 sf) one bedroom suite offers quality features throughout; 9ft ceilings, oversized windows, quartz countertops, porcelain tile, cozy linear style fireplace, heated underground parking & storage, etc. Dedicated fresh-air heating and A/C system. Impressive amenities include; 3 high speed Elevators, spacious event centre, fitness facility, guest suite, residents lounge, roof-top patio, car wash and more!! Only steps to boutique shopping, restaurants and professional services. Also, this location has direct access to the over 65 kms of the amazing Red Willow Trail System. Hurry in and receive 3 months free condo fees and an premium upgrade package. (Limited Time Offer)

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4421158  |
| Price     | \$365,715 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |

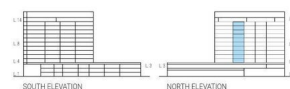


### RIVERBANK LANDING LIFE IN BALANCE

SUITE - 2-TE1  
ONE BEDROOM  
TUB OPTION



SUITE AREA: 707 SF  
BALCONY AREA: 225 SF  
TOTAL LIVING SPACE: 932 SF



UNIT LOCATION IN BUILDING

Plan: 08.21.18  
Concept plan subject to change. Room dimensions are approx. 1/8" = 1'-0".  
Floor areas shown may vary from actual construction. 1/8" = 1'-0".

|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 707                    |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 718 260 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., Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Single Indoor, Underground   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, 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          | Steel, Metal, Stucco  |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane   |

|              |                      |
|--------------|----------------------|
| Construction | Steel, Metal, Stucco |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 59                  |
| Zoning         | Zone 24             |
| Condo Fee      | \$330               |

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Listing information last updated on April 11th, 2025 at 1:32am MDT