

\$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 | 49 |
| Zoning | Zone 24 |
| Condo Fee | \$460 |

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Listing information last updated on June 18th, 2025 at 6:17pm MDT