

\$706,545 - 309 260 Bellerose Drive, St. Albert

MLS® #E4421160

\$706,545

2 Bedroom, 2.00 Bathroom, 1,650 sqft
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A new and well designed Live - Work - Play development on the banks of the Sturgeon River Valley. Quality features throughout include; 9ft ceilings, quartz countertops, plank flooring, porcelain tile, cozy linear style fireplace, premium appliance Pkg and much more! Underground parking and storage included, with an option to upgrade to a private underground double garage. Impressive amenities include; spacious event centre, fitness facility, 2 Story glass lobby, roof-top patio, car wash, residents lounge etc. Concrete and steel construction offers enhanced privacy and safety. Fresh-air intake to each suite, with forced air heating and air conditioning. Enjoy your new maintenance free condo lifestyle, close to boutique shopping, restaurants, and professional services. Direct access to over 65 kms of the Red Willow Trail System. Hurry in and receive 3 months of free condo fees and a premium upgrade package.

Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4421160 |
| Price | \$706,545 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



RIVERBANK LANDING
LIFE IN BALANCE

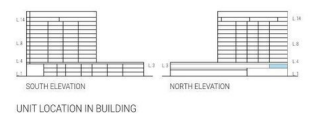
SUITE - 2-PH
TWO BEDROOM + DEN



SUITE AREA: 1,650 SF
BALCONY AREA: 452 SF
TOTAL LIVING SPACE: 2,102 SF



SITE KEYPLAN



Rev: 08.20.14
Concept plan subject to change. Room dimensions are approximate.
Floor areas shown may vary from actual conditions.

REALTOR®

| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,650 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 309 260 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., Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking | Heated, Parkade, Single Indoor, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Oven-Built-In, Oven-Microwave, 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, Public Swimming Pool, Shopping Nearby |
| Roof | EPDM Membrane |
| Construction | Steel, Metal, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed February 11th, 2025

Days on Market 53

Zoning Zone 24

Condo Fee \$730

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Listing information last updated on April 5th, 2025 at 4:02am MDT