

# \$637,245 - 208 260 Bellerose Drive, St. Albert

MLS® #E4404674

**\$637,245**

2 Bedroom, 2.00 Bathroom, 1,485 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A premium live, work & play development located along the banks of the beautiful Sturgeon River Valley in St Albert. Solid concrete steel construction. This spacious (1,485 sf) 2 bedroom plus den offers top line features throughout; 9 ft ceilings, oversized windows, quartz countertops, porcelain tile, plank flooring, linear style fireplace, premium appliance pkg and much more!! Underground heated parking and storage is also included. Dedicated fresh air intake with forced air heating and A/C. Amenities incl; spacious event centre, 3 elevators, fitness facility, car wash, guest suite, residents lounge with rooftop patio. Personalize your suite with the choice of 6 designer packages. Only steps to boutique shopping, Italian market, unique restaurants & professional services. Direct access to over 65 kms of tranquil walking trails. Select now and take possession in fall/2025!!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4404674  |
| Price     | \$637,245 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



### RIVERBANK LANDING LIFE IN BALANCE

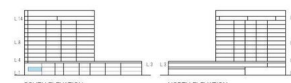
SUITE - 2-PJ  
TWO BEDROOM + DEN



SUITE AREA: 1,485 SF  
BALCONY AREA: 381 SF  
TOTAL LIVING SPACE: 1,866 SF



SITE KEYPLAN



SOUTH ELEVATION NORTH ELEVATION  
UNIT LOCATION IN BUILDING

Rev: 11-08-20-18  
Concept plan subject to change. Room dimensions are approx. - subject to final design. Floor areas shown may vary from actual conditions.

REALTOR®

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,485                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 208 260 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Car Wash, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Sprinkler System-Fire, Rooftop Deck/Patio |
| Parking   | Heated, Parkade, Stall, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, 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          | Concrete, Metal, Stucco  |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | EPDM Membrane  |

Construction Concrete, Metal, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed September 3rd, 2024  
Days on Market 212  
Zoning Zone 24  
Condo Fee \$720

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Listing information last updated on April 3rd, 2025 at 9:02pm MDT