

# \$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



SOUTH ELEVATION NORTH ELEVATION  
UNIT LOCATION IN BUILDING

Rev: 1: 08.20: 4  
Concept plan subject to change. Room dimensions are approx. - subject to change.  
Floor areas shown may vary from actual conditions. © 2024

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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 4th, 2025 at 9:47pm MDT