

Courtesy Of Dan E Lepine Of MaxWell Devonshire Realty

# **\$827,715 - 1112 260 Bellerose Drive, St. Albert**

---

MLS® #E4421163

**\$827,715**

2 Bedroom, 2.00 Bathroom, 1,553 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A stunning new premium development along the banks of the beautiful Sturgeon River Valley. This spacious 2 bdrm plus den suite boasts of unobstructed river valley views and will be ready for possession in the fall of 2025. Solid concrete and steel construction provides superior privacy and fire protection. Quality features throughout include; 9ft ceilings, oversized windows, quartz countertops, porcelain tile, durable plank flooring, premium appliance pkg, and much more. Underground parking and storage is included with option to upgrade to a private double garage. Expand your living space with a 254 sf covered patio with gas bbq connection and water outlet. Well designed amenities include; Impressive 2 story glass lobby, spacious event centre, resident's lounge, rooftop patio, guest suite, fitness room, car wash and 3 high speed elevators. Just steps to boutique shopping, restaurants and professional services. Direct access to the over 65 kms of the Red Willow Trail System.



Built in 2025

## **Essential Information**

MLS® #                    E4421163

Price                        \$827,715

Bedrooms                2

Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1112 260 Bellerose Drive
Area	St. Albert
Subdivision	Oakmont
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7P7

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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, Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, River View

Roof	EPDM Membrane
Construction	Concrete, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	50
Zoning	Zone 24
Condo Fee	\$743

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 2nd, 2025 at 4:02am MDT