

# \$569,415 - 920 260 Bellerose Drive, St. Albert

MLS® #E4404682

**\$569,415**

2 Bedroom, 2.00 Bathroom, 1,088 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A premium mixed use development located on the banks of the Sturgeon River Valley. This spacious 2 bedroom suite (1,088 sf) offers quality features throughout including; 9ft ceilings, oversized windows, quartz countertops, plank flooring, porcelain tile, cozy linear style fireplace, premium appliance pkg & much more!! Underground parking & storage.. spacious 216 sf covered balcony with water & gas hookup. Solid concrete & steel construction. Dedicated fresh air intake with forced air heating & A/C. Well designed amenities include; spacious event centre, impressive 2 story lobby with 3 elevators, rooftop patio, residents lounge, fitness facility, guest suite, car wash etc. Still time to choose your interior finishings and take possession in the fall of 2025. Enjoy the condo lifestyle only steps to boutique shopping, unique restaurants, professional services and direct access to the over 65 kms of the Red Willow Trail System.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4404682  |
| Price     | \$569,415 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



### RIVERBANK LANDING LIFE IN BALANCE

SUITE - 2-TC  
TWO BEDROOM



SUITE AREA: 1,088 SF  
BALCONY AREA: 216 SF  
TOTAL LIVING SPACE: 1,304 SF



UNIT LOCATION IN BUILDING

Plan: 11/25/24  
Concept plan subject to change. Room dimensions are approximate. 1/8" = 1'-0".  
Floor areas shown may vary from actual construction. 1/8" = 1'-0".

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|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,088                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 920 260 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Car Wash, Detectors Smoke, Guest Suite, Parking-Visitor, Recreation Room/Centre, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Stall, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, 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 Transportation, River Valley View |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Metal, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2024  
Days on Market                230  
Zoning                              Zone 24  
Condo Fee                        \$530

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