

Courtesy Of Dan E Lepine Of MaxWell Devonshire Realty

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

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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 | 53                  |
| Zoning         | Zone 24             |
| Condo Fee      | \$743               |

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Listing information last updated on April 5th, 2025 at 1:32am MDT