

# \$365,715 - 718 260 Bellerose Drive, St. Albert

MLS® #E4421158

**\$365,715**

1 Bedroom, 1.00 Bathroom, 707 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A premium Live Work & Play development located on the banks of the beautiful Sturgeon River Valley. Solid concrete and steel construction offers enhanced privacy and fire protection. This spacious (707 sf) one bedroom suite offers quality features throughout; 9ft ceilings, oversized windows, quartz countertops, porcelain tile, cozy linear style fireplace, heated underground parking & storage, etc. Dedicated fresh-air heating and A/C system. Impressive amenities include; 3 high speed Elevators, spacious event centre, fitness facility, guest suite, residents lounge, roof-top patio, car wash and more!! Only steps to boutique shopping, restaurants and professional services. Also, this location has direct access to the over 65 kms of the amazing Red Willow Trail System. Hurry in and receive 3 months free condo fees and an premium upgrade package. (Limited Time Offer)

Built in 2025

## Essential Information

MLS® #	E4421158
Price	\$365,715
Bedrooms	1
Bathrooms	1.00



**RIVERBANK LANDING**  
LIFE IN BALANCE

**SUITE - 2-TE1**  
ONE BEDROOM  
TUB OPTION



SUITE AREA: 707 SF  
BALCONY AREA: 225 SF  
TOTAL LIVING SPACE: 932 SF



SITE KEYPLAN



SOUTH ELEVATION NORTH ELEVATION  
UNIT LOCATION IN BUILDING

Rev: 08.20.14  
Concept plan subject to change. Room dimensions are approx. 1/4" = 1'-0"  
Floor areas shown may vary from actual conditions. 1/4" = 1'-0"

REALTOR®

Full Baths	1
Square Footage	707
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	718 260 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., Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Underground

### **Interior**

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	Steel, Metal, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	EPDM Membrane

Construction	Steel, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	31
Zoning	Zone 24
Condo Fee	\$330

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 March 14th, 2025 at 5:02am MDT