

# \$637,245 - 208 260 Bellerose Drive, St. Albert

MLS® #E4404674

**\$637,245**

2 Bedroom, 2.00 Bathroom, 1,485 sqft  
Condo / Townhouse on 0.00 Acres

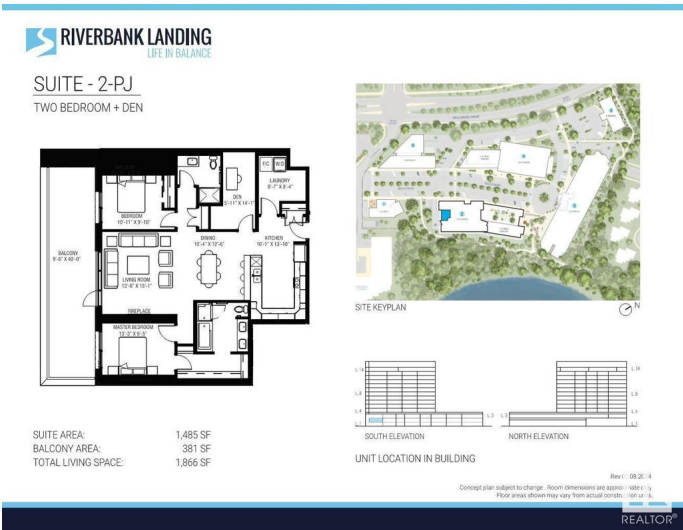
Oakmont, St. Albert, AB

Welcome to Riverbank Landing!! A premium live, work & play development located along the banks of the beautiful Sturgeon River Valley in St Albert. Solid concrete steel construction. This spacious (1,485 sf) 2 bedroom plus den offers top line features throughout; 9 ft ceilings, oversized windows, quartz countertops, porcelain tile, plank flooring, linear style fireplace, premium appliance pkg and much more!! Underground heated parking and storage is also included. Dedicated fresh air intake with forced air heating and A/C. Amenities incl; spacious event centre, 3 elevators, fitness facility, car wash, guest suite, residents lounge with rooftop patio. Personalize your suite with the choice of 6 designer packages. Only steps to boutique shopping, Italian market, unique restaurants & professional services. Direct access to over 65 kms of tranquil walking trails. Select now and take possession in fall/2025!!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4404674  |
| Price     | \$637,245 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,485                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 208 260 Bellerose Drive |
| Area        | St. Albert              |
| Subdivision | Oakmont                 |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7P7                 |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Sprinkler System-Fire, Rooftop Deck/Patio |
| Parking   | Heated, Parkade, Stall, Underground                                                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Microwave 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, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | EPDM Membrane                                                                      |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Metal, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2024 |
| Days on Market | 354                 |
| Zoning         | Zone 24             |
| Condo Fee      | \$720               |

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 August 23rd, 2025 at 12:17pm MDT