

## \$538,649 - 720 260 Bellerose Drive, St. Albert

MLS® #E4433497

**\$538,649**

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

Oakmont, St. Albert, AB

Amazing and spacious 2 bedroom/2 bath suite in Riverbank Landing with partial view of the Sturgeon River Valley. Solid concrete construction offers enhanced fire safety and privacy. Incredibly convenient location close to walking trails, boutique shopping, Mercato Italian Market & professional services. Premium features throughout include; 9ft ceilings, oversized windows, quartz countertops, plank flooring, porcelain tile, top-line appliance pkg, forced air heating & A/C, etc. Also includes underground heated and secured parking with storage space. Riverbank Landing has amenities with you in mind, such as; Impressive 2 story lobby, spacious event centre, fitness facility, guest suite, car wash, residents lounge with roof-top terrace. Here's your opportunity to purchase early with possession dates expected to begin this October!!

Built in 2025

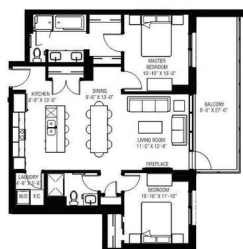
### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433497  |
| Price          | \$538,649 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,088     |

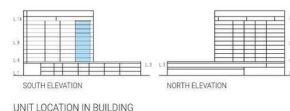


**RIVERBANK LANDING**  
LIFE IN BALANCE

**SUITE - 2-TC**  
TWO BEDROOM



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



Rev: 11/28/21/24  
Concept plan subject to change. Room dimensions are approximate. Floor areas shown may vary from actual conditions. © 2021

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|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 720 260 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., Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking   | Heated, 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 Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 24          |
| Condo Fee      | \$530            |

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Listing information last updated on May 2nd, 2025 at 12:32pm MDT