

## \$1,743,000 - 230 Bellerose Drive, St. Albert

MLS® #E4448066

**\$1,743,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Riverbank Landing! Rare opportunity to purchase mixed-use development land within St. Albert's most exciting development on the banks of the Sturgeon River. Land is fully serviced and ready for building permits with all off-site levies prepaid. Lot 1 (0.83 acres) can be sold separately or combined with Lot 5 (1.13 acres) for a total of up to 1.96 acres. Planned development includes approximately 1,200 residents living directly on site. Mixed-use zoning provides a wide variety of development options.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4448066        |
| Price     | \$1,743,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 230 Bellerose Drive |
| Area        | St. Albert          |
| Subdivision | Oakmont             |
| City        | St. Albert          |
| County      | ALBERTA             |

|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T8N 7P7 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 41              |
| Zoning         | Zone 24         |

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Listing information last updated on August 26th, 2025 at 8:47am MDT