

Courtesy Of Alanna Cannell Of NOW Real Estate Group

\$1,457,500 - 803 52328 Rge Road 233, Rural Strathcona County

MLS® #E4431075

\$1,457,500

6 Bedroom, 4.00 Bathroom, 2,880 sqft
Rural on 0.37 Acres

Balmoral Heights, Rural Strathcona County,
AB

Open and inviting, this 2880 sq ft bungalow in Balmoral has it all! A soaring 16ft ceiling greets you into this immaculate home. Engineered hardwood, expansive great room, formal dining room & chef's kitchen with a Wolfe gas stove, Sub Zero fridge, granite countertops & trendy lighting. A huge walk thru laundry/pantry/mud room. Just freshly painted to reflect today's trends. Primary suite enjoys bright windows, large enough for all your furniture. A 5 pce ensuite with granite countertops, soaker tub, ample walk in closet. 2 generous kids bedrooms, one with a wall bed. 5 pce main bath. Upstairs bonus/flex/bedroom (second primary) with a full 4 pce bath. Bsmt has brand new carpet installed & is home to a large family area, wet bar, 2 additional large bedrooms and a 3 pce bath. Triple oversized heated garage with 2 drains. Landscaped with artificial turf, a putting green, a washed aggregate driveway with extra parking bay. Air conditioned and brand new Celebright permanent holiday lighting. 1 photo virtual staged

Built in 2010

Essential Information



MLS® #	E4431075
Price	\$1,457,500
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,880
Acres	0.37
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	803 52328 Rge Road 233
Area	Rural Strathcona County
Subdivision	Balmoral Heights
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 0A2

Amenities

Features	On Street Parking, Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Wet Bar, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking Spaces	8

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
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Exterior Features Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks, Street Lighting
Construction Wood
Foundation Concrete Perimeter

Additional Information

Date Listed April 16th, 2025
Days on Market 4
Zoning Zone 80

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Listing information last updated on April 19th, 2025 at 10:02pm MDT