

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
----------	------

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	41
Zoning	Zone 80

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 May 27th, 2025 at 8:17pm MDT