

# **\$1,775,000 - 241 52349 Rge Road 233, Rural Strathcona County**

MLS® #E4439147

**\$1,775,000**

4 Bedroom, 4.00 Bathroom, 2,381 sqft

Rural on 2.99 Acres

Campbelltown Heights, Rural Strathcona County, AB

It doesn't get MORE PERFECT then this extensively RENOVATED, LUXURIOUS 4 bed, 4 bath home, sitting on a PRIVATE 2.99 acres, located in Campbelltown Heights, walking distance to ShPk. You'll be stunned coming through the front door, finding a warm & inviting layout with vaulted ceilings, LVP flooring & a modern country flair. DREAM kitchen features white cabinetry, S/S appliances, 2 pantries, massive quartz island & cozy hearth room with fireplace. The living room is bathed in natural light from the wall of windows that look over the south yard & deck. Glamorous dining room is perfect for entertaining & features BI shelving. Retreat to the king sized primary suite with WI closet & spa inspired ensuite. 2nd bdrm & 3pc bath complement the main level. Vintage circular staircase takes you down to the WALKOUT basement where you will say WOW - from the spacious family room, to the hidden speakeasy! 2 bdrms - 1 with 4pc ensuite. Den, flex space & 3pc bath with sauna. Spectacular yard, CITY SEWER & WATER! MUST SEE!

Built in 1981

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4439147               |
| Price          | \$1,775,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,381                  |
| Acres          | 2.99                   |
| Year Built     | 1981                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 241 52349 Rge Road 233  |
| Area        | Rural Strathcona County |
| Subdivision | Campbelltown Heights    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8B 1C8                 |

### Amenities

|          |                                                                                                                                                                        |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Bar, Deck, Greenhouse, No Animal Home, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                 |
| Exterior Features | Landscaped, Private Setting, Schools, Shopping Nearby, Vegetable Garden, See Remarks |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 80        |

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Listing information last updated on August 9th, 2025 at 9:17am MDT