

# **\$1,045,707 - 401 52328 Rge Road 233, Rural Strathcona County**

MLS® #E4446325

**\$1,045,707**

3 Bedroom, 3.50 Bathroom, 2,774 sqft

Rural on 0.35 Acres

Balmoral Heights, Rural Strathcona County, AB

BALMORAL BEAUTY! FABULOUS LAYOUT! OVERSIZED TRIPLE GARAGE! This stunning 2 storey home offers nearly 4000 square feet of total living space! Generous entry way with soaring ceilings and main floor flex room/office. Spacious living room with gas fireplace. GORGEOUS KITCHEN with high end appliances including a sub zero fridge, Granite counter tops, an abundance of cabinetry and a lovely dining area. Enjoy the pretty views of your backyard! Main floor powder room & a laundry area with sink. The upper level has a big Bonus Room with fireplace, 3 large bedrooms & a 4 piece bathroom. The Primary Bedroom features a BEAUTIFUL ENSUITE and walk-in closet, sitting area and a deck that overlooks the backyard. Wrap around deck, a beautiful front verandah and exposed aggregate driveway. The triple garage is heated and insulated plus it has a 9ft door. AWESOME THEATRE ROOM in basement! Rec room & wet bar, storage & bathroom. Prime location in one of Sherwood Park's most prestigious communities. See this beauty today!

Built in 2006

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4446325               |
| Price          | \$1,045,707            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,774                  |
| Acres          | 0.35                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 401 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 | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Wet Bar |
|----------|-----------------------------------------------------------------|

### **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 | Landscaped, Park/Reserve, Shopping Nearby |
| Construction      | Wood                                      |
| Foundation        | Concrete Perimeter                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 80        |

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Listing information last updated on August 6th, 2025 at 11:17pm MDT