

# **\$1,795,000 - 220 52328 Rge Road 233, Rural Strathcona County**

MLS® #E4448178

**\$1,795,000**

3 Bedroom, 3.00 Bathroom, 2,226 sqft

Rural on 0.30 Acres

Balmoral Heights, Rural Strathcona County,  
AB

This West Coast inspired executive home is flooded with natural light and is sure to impress. With it's interior design by Lloyd Bruce homes out of Vancouver and located in a quiet cul de sac in the exclusive community of Balmoral Heights. This private oasis features a covered deck with retractable screens and overlooks your sparkling salt water pool and backs green space and walking trails. You will love the attention to detail and the high end finishings throughout. Features include 3 bedrooms, 4 bathrooms, walnut and ceramic floors throughout with most tiled areas having in floor heat, top of the line appliances, gorgeous chef's gourmet kitchen, butlers pantry, great room with 12 foot ceilings, solid wood doors throughout, steam room, wine cellar, wet bar, workout room, two fireplaces, heated triple garage with epoxy floors and the list goes on. Truly a perfect home for someone that wants it all!!!

Built in 2011

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4448178    |
| Price    | \$1,795,000 |
| Bedrooms | 3           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,226                  |
| Acres          | 0.30                   |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 220 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., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                                                                                                                                                                                                                          |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                            |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, Street Lighting |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 80         |

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Listing information last updated on August 6th, 2025 at 4:02pm MDT