

Courtesy Of Alanna Cannell Of NOW Real Estate Group

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

MLS® #E4426718

\$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® #	E4426718
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	Air Conditioner, Bar, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Wet Bar, Natural Gas BBQ 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	Fenced, Landscaped, Low Maintenance Landscape, Shopping Nearby

Construction Wood
Foundation Concrete Perimeter

Additional Information

Date Listed March 19th, 2025
Days on Market 22
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 April 10th, 2025 at 12:47pm MDT