

# **\$1,075,000 - 401 52328 Rge Road 233, Rural Strathcona County**

MLS® #E4446325

**\$1,075,000**

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	\$1,075,000
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        2  
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 July 9th, 2025 at 12:48pm MDT