

\$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
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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 37
Zoning Zone 80

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