

Courtesy Of Greg Steele Of RE/MAX Excellence

# **\$1,999,900 - 491 52328 Rge Road 233, Rural Strathcona County**

MLS® #E4461052

**\$1,999,900**

4 Bedroom, 4.00 Bathroom, 2,549 sqft

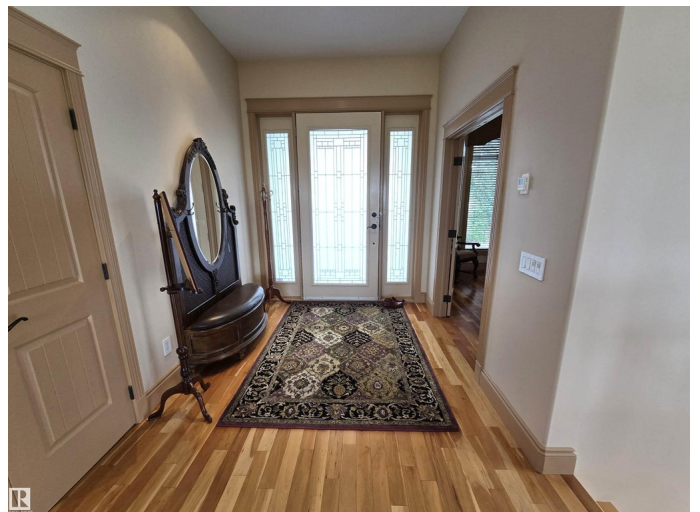
Rural on 0.30 Acres

Balmoral Heights, Rural Strathcona County,  
AB

Exquisite Custom Executive Walkout Bungalow in a Prestigious Setting! This remarkable residence showcases a spacious living room with a cozy gas fireplace and a chef's kitchen adorned with rich walnut cabinetry, granite, island & pantry, flowing into the dining area with access to your covered patio. Designed for year-round enjoyment, the patio features slate floors, fireplace, retractable screens, dedicated BBQ area & stairs to your private backyard retreat. The primary suite offers a custom WIC & spa-inspired 5-pc ensuite. Also on the main: a second bedroom, den, 3-pc bath & mud/laundry. The walkout level boasts a grand entertaining space with wet bar, games area, gym with steam shower, hobby room, 2 additional bedrooms, 4-pc bath, second laundry & access to the covered patio surrounded by immaculate, low-maintenance landscaping. Premium finishes include walnut cabinetry, granite counters, American cherry hardwood, A/C, triple garage, RV parking & shed. Timeless elegance meets exceptional craftsmanship!

Built in 2006

## **Essential Information**



MLS® #	E4461052
Price	\$1,999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,549
Acres	0.30
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	491 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, Patio, Smart/Program. Thermostat, R.V. Storage, Skylight, Walkout Basement, Wet Bar
Parking Spaces	7

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Low Maintenance Landscape, Park/Reserve, Schools,

Shopping Nearby, View Downtown

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 6th, 2025

Days on Market 3

Zoning Zone 80

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Listing information last updated on October 9th, 2025 at 3:32am MDT