

\$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 24
Zoning Zone 80

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