

# **\$2,495,000 - 459 52328 Rge Road 233, Rural Strathcona County**

MLS® #E4441469

**\$2,495,000**

5 Bedroom, 6.00 Bathroom, 4,741 sqft

Rural on 0.30 Acres

Balmoral Heights, Rural Strathcona County, AB

Welcome to an unparalleled blend of craftsmanship, elegance, and comfort in this custom-built two-story estate, nestled on a premium lot backing directly onto a tranquil lake. Wrapped entirely in timeless full brick, this 5-bedroom, 7-bathroom home offers over-the-top luxury in every detail. Step inside to discover a grand interior enriched with extensive millwork, three cozy fireplaces, and designer finishes throughout. The chef's kitchen is a culinary dream, featuring high-end appliances, a generous island, and a walk-in butler's pantry for seamless entertaining. Enjoy quiet mornings or elegant dinners on the fully screened-in deck, offering breathtaking lake views year-round. The primary suite offers a spa like ensuite and dressing room while the additional bedrooms offer private ensuites for ultimate comfort. The walkout basement is an entertainer's dream, boasting a climate-controlled wine cellar, home theatre, and expansive recreation space. This home is more than a residence - it's a lifestyle!!!!

Built in 2007

## **Essential Information**

MLS® #

E4441469



|                |                        |
|----------------|------------------------|
| Price          | \$2,495,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 2                      |
| Square Footage | 4,741                  |
| Acres          | 0.30                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 459 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, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement, HRV System |
| Parking Spaces | 6  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Shopping Nearby, View Downtown |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| 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 June 16th, 2025 at 7:32pm MDT