

\$2,600,000 - 491 52328 Rge Road 233, Rural Strathcona County

MLS® #E4450099

\$2,600,000

4 Bedroom, 4.00 Bathroom, 2,549 sqft

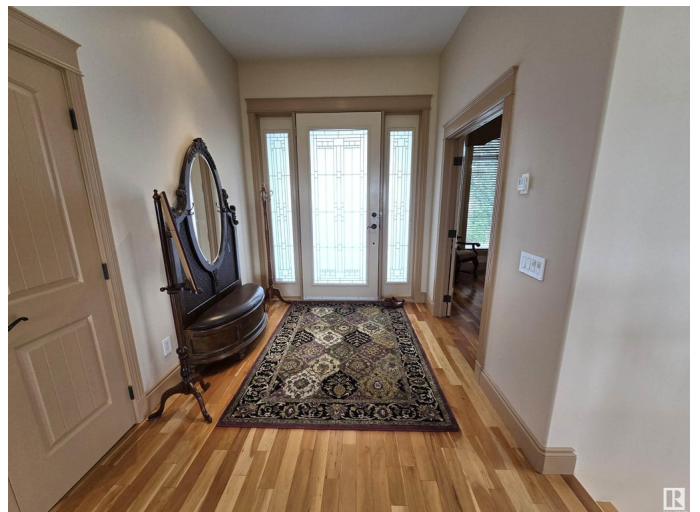
Rural on 0.30 Acres

Balmoral Heights, Rural Strathcona County, AB

Spectacular Custom Executive Walkout Bungalow in a Prime Location! This stunning home features a spacious living room with gas fireplace. A gourmet kitchen with rich walnut cabinetry, granite, island seating, & pantry, seamlessly connected to the dining room with direct access to your covered patio. The patio is complete with slate floors, fireplace, retractable screens, separate BBQ area, & stairs to your backyard oasis. A generous primary suite with custom walk-in closet & luxurious 5-pc ensuite. Plus a second bedroom, den, 3-pc bath, & mud/laundry room. The walkout level boasts a great room with wet bar, games area, gym with bathroom boasting a steam shower, hobby room, 2 additional bedrooms, 4-pc bath, second laundry, & access to the lower patio & impeccable low-maintenance landscaping. Additional features include custom walnut cabinetry, granite counters, American cherry wood floors, A/C, triple attached garage, RV parking, shed, & more. Understated elegance and quality craftsmanship define this home.

Built in 2006

Essential Information



MLS® #	E4450099
Price	\$2,600,000
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 July 25th, 2025

Days on Market 8

Zoning Zone 80

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Listing information last updated on August 2nd, 2025 at 4:47pm MDT