

# **\$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**

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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
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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

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