

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

MLS® #E4450099

**\$2,600,000**

4 Bedroom, 4.00 Bathroom, 2,549 sqft

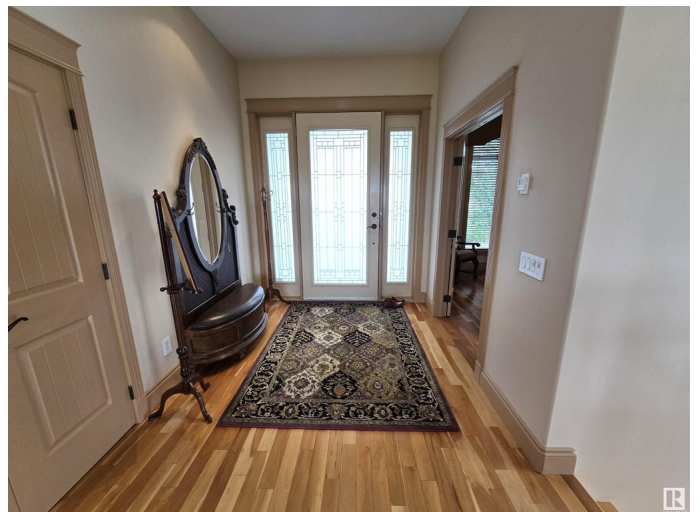
Rural on 0.30 Acres

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 43

Zoning Zone 80

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Listing information last updated on September 6th, 2025 at 1:33pm MDT