

# \$1,457,500 - 803, 52328 Range Road 233, Rural Strathcona County

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MLS® #A2212070

**\$1,457,500**

6 Bedroom, 4.00 Bathroom, 2,880 sqft  
Residential on 0.37 Acres

Balmoral Heights, Rural Strathcona County,  
Alberta

Open and inviting, this 2880 sq ft 6 Bedroom bungalow in Balmoral has it all! A soaring 16ft ceiling greets you into this immaculate home. Engineered hardwood, expansive great room, formal dining room & chef's kitchen with a Wolfe gas stove, Sub Zero fridge, granite countertops & trendy lighting. A huge walk thru laundry/pantry/mud room. Just freshly painted to reflect today's trends. Primary suite enjoys bright windows, large enough for all your furniture. A 5 pce ensuite with granite countertops, soaker tub, ample walk in closet. 2 generous kids bedrooms, one with a wall bed. 5 pce main bath. Upstairs bonus/flex/bedroom (second primary) with a full 4 pce bath. Basement has brand new carpet installed & is home to a large family area, wet bar, 2 additional large bedrooms and a 3 pce bath. Triple oversized heated garage with 2 drains. Landscaped with artificial turf, a putting green, a washed aggregate driveway with extra parking bay. Air conditioned and brand new Celebright permanent holiday lighting. 1 photo virtual staged

Built in 2010

## Essential Information

MLS® #	A2212070
Price	\$1,457,500



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,880
Acres	0.37
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	803, 52328 Range Road 233
Subdivision	Balmoral Heights
City	Rural Strathcona County
County	Strathcona County
Province	Alberta
Postal Code	T8B 0A2

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, See Remarks, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting
Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	27
Zoning	CR

### **Listing Details**

Listing Office	Now Real Estate Group
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