

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

MLS® #A2212070

\$1,457,500

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

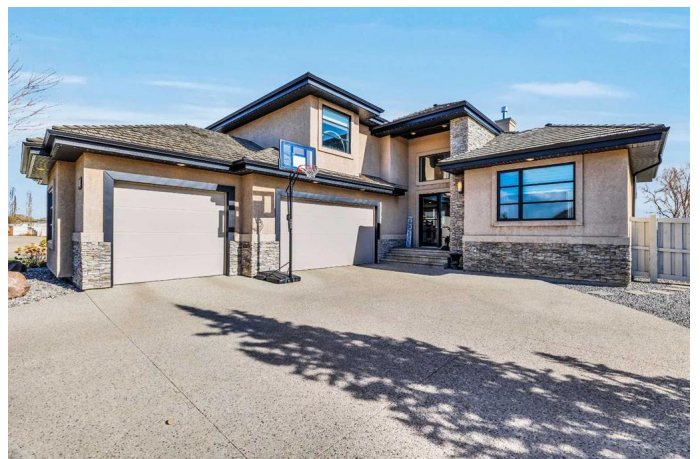
Balmoral Heights, Rural Strathcona County,
Alberta

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

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|--------|-------------|
| 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

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|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 3 |
| Zoning | CR |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Now Real Estate Group |
|----------------|-----------------------|

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