

# \$1,995,000 - 220 52328 Rge Road 233, Rural Strathcona County

MLS® #E4423644

**\$1,995,000**

3 Bedroom, 3.00 Bathroom, 2,226 sqft  
Rural on 0.30 Acres

Balmoral Heights, Rural Strathcona County,  
AB

This West Coast inspired executive home is flooded with natural light and is sure to impress. With it's interior design by Lloyd Bruce homes out of Vancouver and located in a quiet cul de sac in the exclusive community of Balmoral Heights. This private oasis features a covered deck with retractable screens and overlooks your sparkling salt water pool and backs green space and walking trails. You will love the attention to detail and the high end finishings throughout. Features include 3 bedrooms, 4 bathrooms, walnut and ceramic floors throughout with most tiled areas having in floor heat, top of the line appliances, gorgeous chef's gourmet kitchen, butlers pantry, great room with 12 foot ceilings, solid wood doors throughout, steam room, wine cellar, wet bar, workout room, two fireplaces, heated triple garage with epoxy floors and the list goes on. Truly a perfect home for someone that wants it all!!!



Built in 2011

## Essential Information

MLS® #	E4423644
Price	\$1,995,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,226
Acres	0.30
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	220 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", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, Street Lighting

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 3rd, 2025  
Days on Market 11  
Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 6:02am MDT