

# \$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

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	6
Zoning	CR

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.