

Courtesy Of Wayne A Gatza Of Maxwell Excel Realty

# **\$1,450,000 - 108 52328 Range Road 233, Rural Strathcona County**

---

MLS® #E4436432

**\$1,450,000**

5 Bedroom, 3.50 Bathroom, 2,948 sqft

Rural on 0.31 Acres

Balmoral Heights, Rural Strathcona County, AB

Welcome to this luxurious fully finished 2 storey with attached triple car garage located in the prestige community of Balmoral Heights. This home features a beautiful chef's gourmet kitchen, island, granite countertops and all built in appliances, stunning eating nook, a butler's pantry, great room with gas fireplace, main floor den/library, contemporary powder room, and a fantastic mud room off the oversized triple garage. Upstairs you will find 3 large bedrooms with one being an outstanding master retreat with gorgeous sitting area off the master bedroom and a stunning spa like ensuite with large walk in shower and separate soaker tub plus a deck. The basement is fully finished with a rec room, 2 bedrooms, bathroom and mechanic rm. Gardens door opens to an amazing back yard that is fully fenced featuring a hot tub area, fire pit and deck to enjoy those long summer night entertaining family and friends. RV parking completes this amazing home!!

Built in 2010

## **Essential Information**

MLS® # E4436432

Price \$1,450,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,948
Acres	0.31
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	108 52328 Range 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., Deck, Hot Tub, Vaulted Ceiling
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 14th, 2025

Days on Market 52

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 July 5th, 2025 at 12:02am MDT