

# **\$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	48
Zoning	Zone 80

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