

# **\$1,475,000 - 629 52328 Rge Road 233, Rural Strathcona County**

MLS® #E4431469

**\$1,475,000**

6 Bedroom, 4.50 Bathroom, 3,628 sqft

Rural on 0.38 Acres

Balmoral Heights, Rural Strathcona County,  
AB

Welcome to the prestigious neighborhood of Balmoral Heights in Sh. Pk. This custom built W/OUT hm backing onto greenbelt will exceed all expectations! Refinished hrdwd thru-out main flr. Large front lvg rm & family sized kitchen w/ granite tops, walk-thru pantry & 11.5' island, open to the family rm w/ f/p & large eating nook. Off the kitchen is a m/free deck overlooking the stunning yard with a resort inspired 20'x40' INGROUND POOL surrounded by STAMPED CONCRETE & pro. landscaping. Other floors lead to the bonus rm with 14' ceilings, 4 large bdrms, all with ensuites incl. the primary with a f/p and deck! The lower level has a den with pocket doors to a great home office or another bdrm. The walk-out bsmt with IN-FLOOR HEAT, has a 6th bdrm with a full bath incl. STEAM SHOWER. Huge rec rm leads to the exposed aggregate patio. House has 2 furnaces & a/c units, 3 f/p's, built-in speakers, u/g sprinklers, TRIPLE HEATED GARAGE WITH DRIVE THRU BAY +more! This is a timeless, classy well built home.

Built in 2006

## **Essential Information**



MLS® #	E4431469
Price	\$1,475,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,628
Acres	0.38
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	629 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, Deck, Patio, Pool-Outdoor, Walkout Basement, Wall Unit-Built-In
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	5
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby,

	Landscaped, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	60
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 June 16th, 2025 at 3:17pm MDT