

# **\$1,775,000 - 241 52349 Rge Road 233, Rural Strathcona County**

MLS® #E4439147

**\$1,775,000**

4 Bedroom, 4.00 Bathroom, 2,381 sqft

Rural on 2.99 Acres

Campbelltown Heights, Rural Strathcona County, AB

It doesn't get MORE PERFECT then this extensively RENOVATED, LUXURIOUS 4 bed, 4 bath home, sitting on a PRIVATE 2.99 acres, located in Campbelltown Heights, walking distance to ShPk. You'll be stunned coming through the front door, finding a warm & inviting layout with vaulted ceilings, LVP flooring & a modern country flair. DREAM kitchen features white cabinetry, S/S appliances, 2 pantries, massive quartz island & cozy hearth room with fireplace. The living room is bathed in natural light from the wall of windows that look over the south yard & deck. Glamorous dining room is perfect for entertaining & features BI shelving. Retreat to the king sized primary suite with WI closet & spa inspired ensuite. 2nd bdrm & 3pc bath complement the main level. Vintage circular staircase takes you down to the WALKOUT basement where you will say WOW - from the spacious family room, to the hidden speakeasy! 2 bdrms - 1 with 4pc ensuite. Den, flex space & 3pc bath with sauna. Spectacular yard, CITY SEWER & WATER! MUST SEE!

Built in 1981

## **Essential Information**



MLS® #	E4439147
Price	\$1,775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,381
Acres	2.99
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	241 52349 Rge Road 233
Area	Rural Strathcona County
Subdivision	Campbelltown Heights
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1C8

### Amenities

Features	Air Conditioner, Bar, Deck, Greenhouse, No Animal Home, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
----------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Schools, Shopping Nearby, Vegetable Garden, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	21
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 19th, 2025 at 6:02pm MDT