



## 447 52328 RGE RD 233 Rural Strathcona County AB

\$1,379,000

Welcome to this newly renovated custom built walkout bungalow in prestigious Balmoral Heights. The fantastic views of the lake, walking trails & trees will not disappoint. The main floor features 10' ceilings, crown mouldings & dark hardwood floors. The renovated kitchen has SS appliances, quartz countertops, walk-thru pantry, formal dining room for large family gatherings, & bright breakfast nook, which all open to the great room overlooking the gorgeous backyard. There are 2 bedrooms on the main level w/the primary offering a 5pc renovated spa like ensuite & walk-in closet w/built ins. The 2nd bedroom has a renovated 3pc ensuite. The lower level has 2 large bedrooms w/Jack & Jill bathroom, flex room, family room w/gas fireplace, rec area & large wet bar. The professional landscaping in the back & front yards is breathtaking. Additional features include new boiler, in-floor heating, a/c, RV parking, fire pit area & roughed in elevator shaft. Don't miss this wonderful opportunity!

Listing Presented By:



Originally Listed by:  
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