

# **\$4,097,900 - 52355 Range Road 233, Rural Strathcona County**

MLS® #E4448957

**\$4,097,900**

7 Bedroom, 8.00 Bathroom, 6,102 sqft

Rural on 3.00 Acres

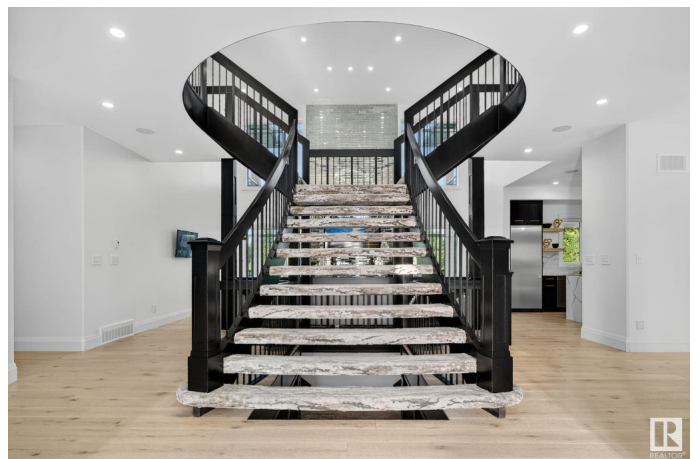
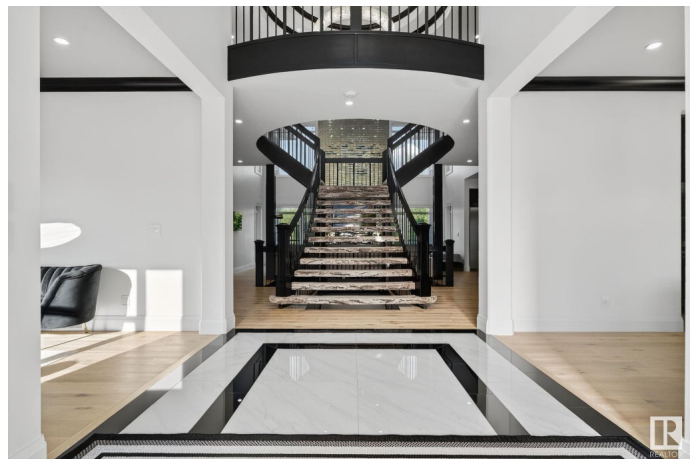
Campbelltown Heights, Rural Strathcona County, AB

A truly exceptional estate property just mins from the city. Situated on 3 acres with city water & sewer, this 9,000+sqft residence is a masterclass in design and function. Boasting 7 spacious bedrooms, each with its own ensuite and walk-in closets, this home is ideal for large families, multi-generational living, or those who love to entertain on a grand scale. Enter through a dramatic foyer into formal living and dining rooms that exude elegance. The home features 2 fully equipped kitchens, as well as a main flr office, making it easy to balance work and life. The fully dvlpd lower level is the ultimate retreat, complete with a custom bar and generous entertainment areas. Luxury extends to the infrastructure: in-floor heating on all three levels, zoned heating and cooling, and two oversized triple-car garages, one with a 3-piece bath and one with a dog wash. Step outside to enjoy three separate patios, a rear stamped concrete pad, and meticulously manicured grounds complete with a full irrigation system.

Built in 2018

## **Essential Information**

MLS® # E4448957



|                |                        |
|----------------|------------------------|
| Price          | \$4,097,900            |
| Bedrooms       | 7                      |
| Bathrooms      | 8.00                   |
| Full Baths     | 7                      |
| Half Baths     | 2                      |
| Square Footage | 6,102                  |
| Acres          | 3.00                   |
| Year Built     | 2018                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52355 Range Road 233    |
| Area        | Rural Strathcona County |
| Subdivision | Campbelltown Heights    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8B 1C6                 |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed July 21st, 2025

Days on Market 46

Zoning Zone 80

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Listing information last updated on September 5th, 2025 at 4:02am MDT