

# **\$1,599,900 - 145 52349 Range Road 233, Rural Strathcona County**

MLS® #E4461426

**\$1,599,900**

4 Bedroom, 2.50 Bathroom, 1,609 sqft

Rural on 3.58 Acres

Campbelltown Heights, Rural Strathcona County, AB

Potential for Future Development !!! Acreages donâ€™t get any closer to Sherwood Park than this! This 1,600 sq. ft. bungalow sits on a beautifully treed 3.58-acre parcel in Campbelltown Heights, just south of Wye Road. Enjoy full city water and sewerâ€”no septic or water trucks. Features include 3+1 bedrooms, 2.5 baths, hardwood floors, a bright white kitchen with a skylight, and a spacious family room with a wet bar. Main floor laundry adds convenience. Outside offers a brand-new 24 Ã— 30 triple garage, 20 Ã— 40 shop, large deck, RV parking pad, newer roof and windows, upgraded insulation. Take a stroll through trails on your own property to a seasonal creek at the back or walk to nearby restaurants, shopping, and transit. Peaceful country living with city convenienceâ€”the best of both worlds!

Built in 1963

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4461426    |
| Price     | \$1,599,900 |
| Bedrooms  | 4           |
| Bathrooms | 2.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,609                  |
| Acres          | 3.58                   |
| Year Built     | 1963                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 145 52349 Range Road 233 |
| Area        | Rural Strathcona County  |
| Subdivision | Campbelltown Heights     |
| City        | Rural Strathcona County  |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8B 1C8                  |

### Amenities

|          |                                    |
|----------|------------------------------------|
| Features | Deck, Detectors Smoke, See Remarks |
|----------|------------------------------------|

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | ensuite bathroom         |
| Heating           | Hot Water, Natural Gas   |
| Stories           | 2                        |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                      |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Construction      | Wood                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 11                |

## Zoning

## Zone 80

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Listing information last updated on October 20th, 2025 at 7:32pm MDT