

\$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 don'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 sewer—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 24'—30' triple garage, 20'—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 convenience—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
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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	34

Zoning

Zone 80

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Listing information last updated on November 12th, 2025 at 7:02am MST