

# **\$1,195,000 - 86 53305 Rge Road 273, Rural Parkland County**

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MLS® #E4462481

**\$1,195,000**

5 Bedroom, 4.50 Bathroom, 1,980 sqft

Rural on 1.04 Acres

Atim Creek Springs, Rural Parkland County, AB

Exceptional Executive Acreage in Prestigious Atim Creek! Just minutes North of Town, this 5-bed + den custom-built bungalow has been beautifully renovated. The updated kitchen features European cabinets, quartz counters, island & a huge new pantry. Ample natural light, a fireplace & vaulted ceilings add elegance to the open main living space. Large windows in the living and dining rooms offer a treed view of the property. The primary suite is HUGE, offering a gorgeous new 5-pc ensuite, walk-in closet, fireplace and deck access. Two additional beds, den, laundry & dog wash complete the main floor. The finished lower level has a family/games room with fireplace and wet bar, 4th & 5th beds (both with ensuites), media room and three more bathrooms. The huge deck is perfect for backyard entertaining, and the lower level walks out to a large, sheltered patio. Gather around the fire pit in the private, treed yard. Parking is never a problem thanks to the oversized heated triple garage. Just 12 min to Edmonton!

Built in 2007

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4462481               |
| Price          | \$1,195,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,980                  |
| Acres          | 1.04                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 86 53305 Rge Road 273 |
| Area        | Rural Parkland County |
| Subdivision | Atim Creek Springs    |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3N4               |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, R.V. Storage |
| Parking Spaces | 7                                                                                   |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low |

Maintenance Landscape, Public Swimming Pool, Schools, Shopping  
Nearby

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 16th, 2025

Days on Market 5

Zoning Zone 70

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Listing information last updated on October 21st, 2025 at 9:32am MDT