

# **\$888,888 - 67 53305 Rge Rd 273, Rural Parkland County**

MLS® #E4419989

**\$888,888**

5 Bedroom, 3.50 Bathroom, 3,261 sqft

Rural on 1.12 Acres

Atim Creek Springs, Rural Parkland County,  
AB

This beautifully maintained custom built 5 bedroom home offers over 2200 sq ft of living space on a 1.12 Acre lot located on a cul de sac in the desirable Atim Creek Springs neighbourhood! 5 Minutes from Spruce Grove! From the beautiful hardwood and Ceramic floors to the spacious formal living area offering a cozy gas fireplace, the spacious kitchen features gorgeous cabinetry with granite counter tops and Stainless Steel appliances. The large dining area flows into a second living room with soaring 18' ceilings allowing for natural light to flood into the home, the upper level boasts a huge primary bedroom, luxury ensuite and custom WI California Closets. 2 additional bedrooms and the main bath complete the top floor. The Finished basement could be used as an in law suite with a separate entry. Featuring two bedrooms, a 4 pce bath, family room. Roughed in for infloor heating. TRIPLE HEATED GARAGE, COVERED DECK, AC, TWO SHEDS & GAZEBO! NEWLY DRILLED WELL. GEMSTONE LIGHTING! Comes with the RIDE ON MOWER!

Built in 2007

## **Essential Information**

MLS® #

E4419989



Price	\$888,888
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,261
Acres	1.12
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	67 53305 Rge Rd 273
Area	Rural Parkland County
Subdivision	Atim Creek Springs
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3N3

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Partially Fenced

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 1st, 2025  
Days on Market 62  
Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 11:32pm MDT