

# **\$1,750,000 - 8 53305 Rge Rd 273, Rural Parkland County**

MLS® #E4431995

**\$1,750,000**

8 Bedroom, 5.50 Bathroom, 4,567 sqft

Rural on 1.42 Acres

Atim Creek Springs, Rural Parkland County,  
AB

Meticulously maintained, custom 2 Storey home on 1.4 acres in Atim Creek Springs, just 5 minutes from Spruce Grove. As you enter, you're greeted by the new artistic aggregate driveway and custom gate, and are welcomed by the spacious foyer of this beautiful modern family home! Main floor includes spectacular kitchen w/SS appl, oversized gas stove w/2 ovens, loads of counter & cabinet space, huge pantry, office, 2 half baths; plus a family room w/ 2-sided FP for enjoyment inside or out on covered deck AND primary bdrm which c/w spa-like 4pc ensuite & WIC. Head upstairs to a massive bonus room, 5 bdrms & 2 full baths. Bsmt has a 2nd family room w/wet bar & FP, 2 beds, two baths, soundproofed flex rm & laundry. Outside, enjoy the new stone patio & landscaping, private yard, extra pad parking as well as the triple garage with radiant heat, polyaspartic coated floor & workspace. Experience the lower power costs with the new Solar panels & backup generator. An Awesome home that is a must see!

Built in 2014

## **Essential Information**

MLS® #	E4431995
Price	\$1,750,000



Bedrooms	8
Bathrooms	5.50
Full Baths	4
Half Baths	3
Square Footage	4,567
Acres	1.42
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8 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, Detectors Smoke, Exercise Room, Patio, R.V. Storage, Recreation Room/Centre, Secured Parking, Wet Bar, See Remarks, Solar Equipment
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Level Land
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 21st, 2025  
Days on Market       8  
Zoning                 Zone 70

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