

# **\$1,495,000 - 8 53305 Rge Rd 273, Rural Parkland County**

MLS® #E4431995

**\$1,495,000**

8 Bedroom, 5.50 Bathroom, 4,567 sqft

Rural on 1.42 Acres

Atim Creek Springs, Rural Parkland County,  
AB

Experience luxury and tranquility in this meticulously maintained 8BR, 2-storey home on a serene 1.4-acre lot in Atim Creek Springs, minutes from Spruce Grove. A new exposed aggregate driveway, large parking pad, and grand custom front gate welcome you home. Inside, the spacious foyer with 20 ft ceilings leads to a chef's kitchen featuring a 100,000 BTU 6-burner GE Monogram stove, steam oven, and huge pantry. A formal dining room, bright office, and a large den create flexible spaces for family living or working from home. The main-floor primary bedroom features a spa-like ensuite and walk-in closet. Upstairs, five bedrooms and two full baths accommodate busy families. The finished basement includes two bedrooms with a Jack & Jill bath, a second family room with wet bar and fireplace, plus two large storage rooms. Outside, enjoy a triple garage with radiant heating, an 11kW solar system, 26kW Generac generator, beautifully landscaped grounds, fenced backyard, and a tranquil ½-acre forest.

Built in 2014

## **Essential Information**

MLS® #	E4431995
Price	\$1,495,000



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
----------	--

### 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      98  
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 July 28th, 2025 at 11:48am MDT