

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

MLS® #E4462481

\$1,195,000

5 Bedroom, 4.50 Bathroom, 1,976 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	1,976
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 7

Zoning Zone 70

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