

\$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 119
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 August 18th, 2025 at 1:17am MDT