

\$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 131
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 30th, 2025 at 11:32am MDT