

# **\$899,000 - 92 53305 Rge Road 273, Rural Parkland County**

MLS® #E4435891

**\$899,000**

4 Bedroom, 2.50 Bathroom, 3,197 sqft

Rural on 1.29 Acres

Atim Creek Springs, Rural Parkland County, AB

Located in Atim Creek, that is one of Parkland Counties most luxurious, high end subdivisions, only 5 minutes north of Spruce Grove. Situated on 1.29 acres., this executive, 2-storey home offers 4 bedrooms, 3 bathrooms and an elegant spiral staircase leading to the upper floor. This main floor includes a family room that is open to a huge kitchen, massive dining room, very large living room & den or 5th bedroom. The kitchen features, two tone cabinetry with island, granite counter tops, a dining nook & walk-in pantry. Other features are the impressive front foyer, the main floor laundry, al large mud room at garage entrance & hardwood throughout. Second level features 4 large bedrooms with the grand, double door entrance into the huge primary bedroom that highlights a cozy gas fireplace, patio doors to a private upper balcony and a 5 pc ensuite bathroom. The basement is unfinished with 2 high efficiency four star furnaces & a separate entry from the garage. Water supply cistern with municipal sewage.

Built in 2007

## **Essential Information**



MLS® #	E4435891
Price	\$899,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,197
Acres	1.29
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	92 53305 Rge Road 273
Area	Rural Parkland County
Subdivision	Atim Creek Springs
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4B4

### **Amenities**

Features	Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 9th, 2025

Days on Market 51

Zoning Zone 70

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Listing information last updated on June 29th, 2025 at 6:47pm MDT