

# **\$1,169,000 - 26 53305 Rge Road 273, Rural Parkland County**

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MLS® #E4452708

**\$1,169,000**

5 Bedroom, 3.50 Bathroom, 3,256 sqft

Rural on 1.40 Acres

Atim Creek Springs, Rural Parkland County, AB

Custom-Built 2-storey walkout with primary suite and ensuite on main floor. Property on 1.4 acres, offering over 3,200 sqft of thoughtful living space, featuring 5 bedrooms, 4 bathrooms, and a triple attached garage. The massive chef's-inspired kitchen is a showstopper—boasting a double built-in oven, induction stove, oversized fridge/freezer, centre island with mini wine/beverage cooler, and endless storage. Just off the bright breakfast nook, enjoy a beautiful sunroom overlooking the property. The main floor hosts a spacious living room. Upstairs you'll find 3 bedrooms and a full 4-pc bath. The walkout basement offers a large rec room, family room, and a second primary suite with ensuite and walk-in closet—ideal for guests or multi-generational living. Outside, the expansive fenced yard is perfect for entertaining, kids, or pets. Complete with geothermal heating and central A/C, this dream home blends elegance, efficiency, and comfort in one exceptional package.

Built in 2006

## **Essential Information**

MLS® #

E4452708



|                |                        |
|----------------|------------------------|
| Price          | \$1,169,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,256                  |
| Acres          | 1.40                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 26 53305 Rge Road 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, Deck, Dog Run-Fenced In, No Smoking Home, Walkout Basement, Wet Bar |
| Parking Spaces | 10                                                                                   |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Geo Thermal |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                         |
| Exterior Features | Backs Onto Park/Trees, No Back Lane, Partially Landscaped, Private Setting, Partially Fenced |
| Construction      | Wood                                                                                         |

Foundation                    Insulated Concrete Form

**Additional Information**

Date Listed                    August 13th, 2025  
Days on Market              5  
Zoning                         Zone 70  
HOA Fees                     100  
HOA Fees Freq.              Annually

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