

Courtesy Of Maggie J Dusterhoft Of RE/MAX River City

# **\$1,129,000 - 9 53305 Rge Road 273, Rural Parkland County**

MLS® #E4443583

**\$1,129,000**

4 Bedroom, 4.00 Bathroom, 2,121 sqft

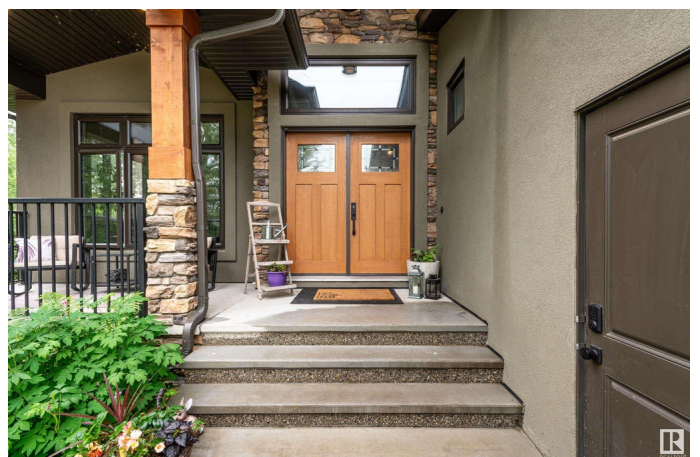
Rural on 1.39 Acres

Atim Creek Springs, Rural Parkland County, AB

This stunning W/O bungalow has pride of ownership throughout. With a triple 36x32 HTD garage plus rm for RV parking on 1.39 acres is less than 5 mins from Spruce Grove. Enjoy the park like setting that embodies dry creek beds, mature trees all from your 16x42 ft maintenance free deck. Designed with comfort, this home is great for family times & entertaining. Inside, the home thoughtful upgrades & high-end finishes elevate every corner. A chef-inspired kitchen, loads of custom cabinetry, granite countertops, 4x12 island, u/c lighting, wine cooler, large stand-up freezer & fridge, gas gourmet stove, the list goes on. This open concept home has lots of natural light with custom window covering, a two-sided gas fireplace, & real hardwood floors. Master bdrm with a fireplace, spa like ensuite with soaker tub, shower, his/hers sinks, a W/I closet. Main floor office, 2nd bdrm & laundry. All this plus a specular w/o basement which includes a home gym, family rm, wet bar, 2 more bdrms with their own bathrooms.

Built in 2017

## **Essential Information**



MLS® #	E4443583
Price	\$1,129,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,121
Acres	1.39
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	9 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	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Hot Tub, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas, See Remarks
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
----------	------

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	8
Zoning	Zone 70
HOA Fees	100
HOA Fees Freq.	Annually

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 June 27th, 2025 at 2:47pm MDT