

\$1,350,000 - 46 53305 Rge Road 273, Rural Parkland County

MLS® #E4429144

\$1,350,000

5 Bedroom, 3.50 Bathroom, 3,268 sqft
Rural on 1.03 Acres

Atim Creek Springs, Rural Parkland County,
AB

Welcome to this Stunning 2 Storey home sitting on 1.03 acres of a serene & private backyard. Architecturally open design concept with huge windows that flood the mainfloor with sunlight, Brazilian hardwood & in-floor heating. Dream kitchen features two tone maple cabinetry, granite/quartz countertops, huge extended Island, desk area, custom made hoodfan, top of the line appliances including Jenn-Air oversized double-door fridge/built-in Dishwasher as well as Fisher & Paykel Gas Stove. Butler pantry with loads of cabinets, counter space and sink. Livingroom showcases vaulted ceilings and stunning river rock gas fireplace. Formal dinignroom, front office/den, 2 piece bath and large mudroom complete the mainfloor. Huge primary bedroom with 5 piece ensuite, walk-in California closet, plus 3 additional spacious bedrooms & full bathroom. The triple car garage (1400sq.ft) which can fit 5 vehicles also includes rear exit door and its own electrical box. The yard is an oasis with trees, garden & walk path.

Built in 2010

Essential Information



MLS® #	E4429144
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,268
Acres	1.03
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	46 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, Bar, Closet Organizers, Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Wall Unit-Built-In, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, No Back Lane, No Through Road, Treed Lot,

Vegetable Garden, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed April 4th, 2025

Days on Market 9

Zoning Zone 70

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