

\$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 |
|----------|---|

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 | 14 |
| Zoning | Zone 70 |

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