

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

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 4
Zoning Zone 70
HOA Fees 100
HOA Fees Freq. Annually

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