

# **\$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	25
Zoning	Zone 70

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 April 29th, 2025 at 1:02am MDT