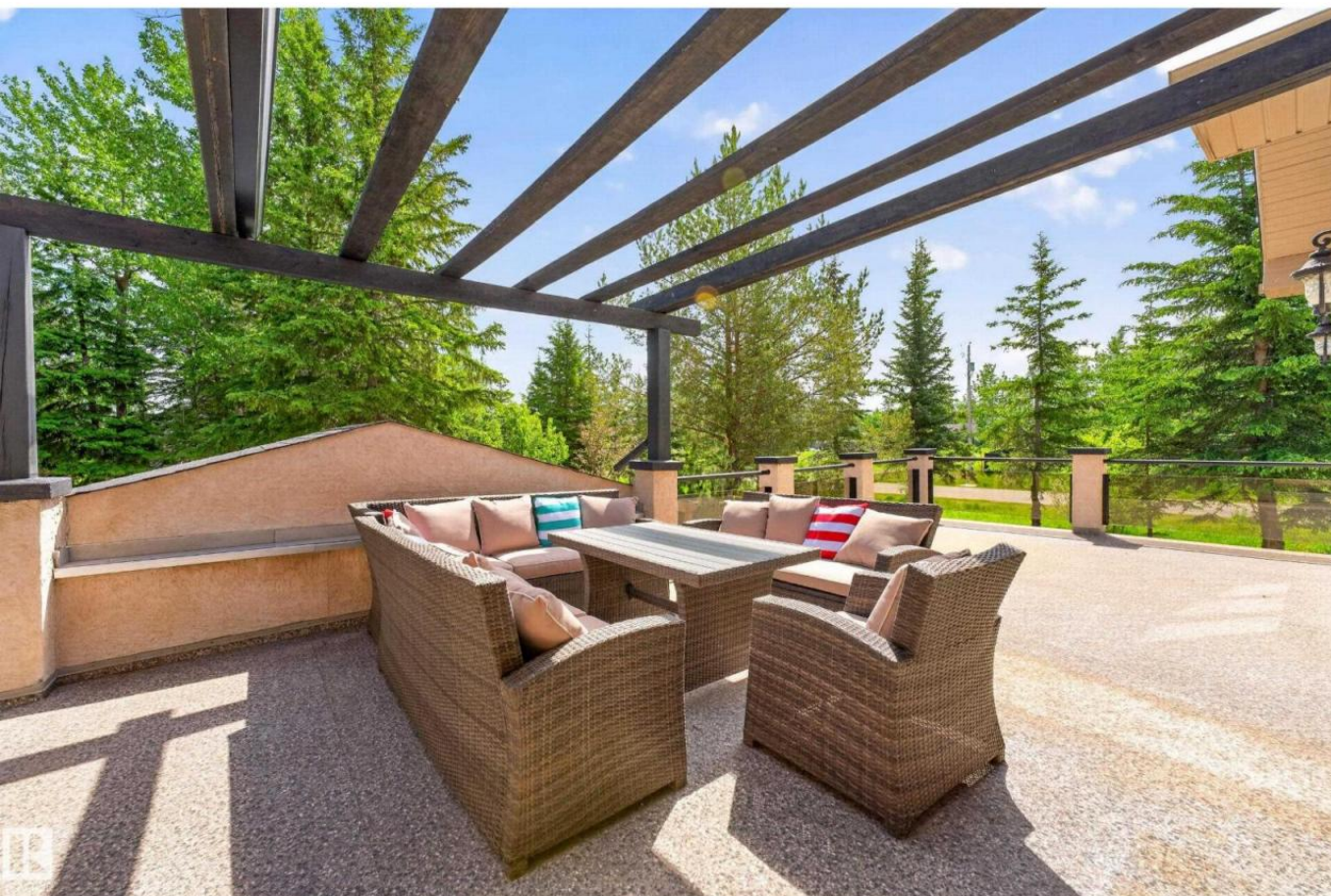




## Rural Parkland County Alberta

\$1,100,000

Exceptional custom-built, walkout bungalow in the most private subdivision at Atim Creek Springs, 20 mins west of Edmonton and 5 mins north of Spruce Grove. Set on 1.04 acres of treed privacy with pavement all the way. Just under 4,000 sq ft of living space offers 5 bedrooms with 2 secondary bedrooms to include a 3-piece ensuite. The primary retreat features a custom ceiling, fireplace, walk-in closet, 5-piece ensuite, and double patio doors opening to a 52-foot east-facing deck. The stucco and Hardie board exterior is complemented by new shingles (2025). Vaulted ceilings enhance the main level and highlight the fireplace with mantel. Extensive 2025 main-floor renovations include porcelain tile, elegant railing, quartz countertops, and a large pantry. The walkout basement includes in-floor heating, epoxy stone flooring, wet bar, and theatre room with 7.1 surround sound. All bathrooms offer heated towel bars. Main-floor laundry includes a custom dog wash. Oversized, heated triple garage with 220V wiring. (id:6769)

Family room Measurements not available

Bedroom 4 4.2 m X 3.51 m

Bedroom 5 4.95 m X 4.85 m

Recreation room 8.8 m X 8.52 m

Media 5.13 m X 4.34 m

Living room 5.58 m X 5.01 m

Dining room 3.85 m X 3.61 m

Kitchen 3.85 m X 3.55 m

Den 3.64 m X 2.69 m

Primary Bedroom 5.16 m X 4.69 m

Bedroom 2 3.77 m X 3.24 m

Bedroom 3 4.4 m X 3.32 m

Laundry room 4.55 m X 3.69 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://sundersellshomes.com/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.