

## \$949,900 - 10911a Atim Road, Rural Parkland County

MLS® #E4444729

**\$949,900**

5 Bedroom, 3.50 Bathroom, 2,531 sqft

Rural on 8.30 Acres

Acheson, Rural Parkland County, AB

Just minutes from Edmonton & Spruce Grove, this beautiful 8.3-acre property offers the perfect blend of privacy & accessibility. Boasting 2,531 sq ft, this home features 5 bedrms & 3.5 bathrms, perfect for families! The main floor welcomes you with great room with cozy gas F/P, perfect for relaxing. The spacious kitchen with wall oven, gas cooktop & an abundance of cupboards. The dining area has access to the expansive wraparound deck; ENJOY the sunsets! A main floor den is ideal for home office, while a laundry rm & W/I back closet off the 24x24 attached garage for convenience. Upstairs are 4 generous bedrms plus a bonus room! The primary has stunning views of the yard & nature reserve, a 5pc ensuite & W/I closet. The F/F WALKOUT basement includes the 5th bedrm, 3 pc bathrm, storage & rec space. Added barn/shed for all your toys. Surrounded by natural beauty & just a short drive to all amenities, this property offers peaceful acreage living without sacrificing convenience! 71.7 acres also available!

Built in 1995

### Essential Information

MLS® # E4444729

Price \$949,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,531
Acres	8.30
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10911a Atim Road
Area	Rural Parkland County
Subdivision	Acheson
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 6L9

### Amenities

Features	Deck, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Fan Coil, In Floor Heat System, Water
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 27th, 2025

Days on Market 62

Zoning Zone 70

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