

## \$934,900 - 10911a Atim Road, Rural Parkland County

MLS® #E4459675

**\$934,900**

5 Bedroom, 3.5 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!

Built in 1995

### Essential Information

MLS® # E4459675

Price \$934,900

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 |
|----------|------------------------|

### 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 | September 26th, 2025 |
|-------------|----------------------|

Days on Market 14

Zoning Zone 70

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