

# \$589,900 - 2307 Twp Road 522, Rural Parkland County

MLS® #E4435348

**\$589,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.71 Acres

West Point Estates, Rural Parkland County,  
AB

Lakefront Living Awaits – 1.7 Acres on Jackfish Lake. Welcome to a rare opportunity to own 1.7 acres of pristine lakefront property on the sought-after shores of Jackfish Lake in exclusive West Point Estates. This expansive lot offers the perfect canvas to build your custom walk-out dream home, where every detail can be designed to match your lifestyle and vision. Enjoy year-round west-facing sunsets that paint the sky in rich hues of orange and gold – a front-row seat to nature’s evening show from the comfort of your future patio or lakeside deck. With direct access to the water, you can step out your back door and into a life of tranquility, boating, paddleboarding, or simply unwinding by the dock. Located just 35 minutes from the city limits, this property blends peaceful lake life with easy access to urban amenities, making it an ideal retreat for weekend escapes or full-time living. Don’t miss your chance to create something truly extraordinary on one of the region’s most desirable lakes.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435348  |
| Price     | \$589,900 |
| Bathrooms | 0.00      |



|          |                 |
|----------|-----------------|
| Acres    | 1.71            |
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2307 Twp Road 522     |
| Area        | Rural Parkland County |
| Subdivision | West Point Estates    |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 3L7               |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Lake Access Property, Lake View, Private Setting, Waterfront Property, See Remarks |
|-------------------|-----------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 90       |

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 June 16th, 2025 at 1:17am MDT