

\$739,900 - 44 2307 Twp Road 522, Rural Parkland County

MLS® #E4442344

\$739,900

0 Bedroom, 0.00 Bathroom,
Rural on 2.22 Acres

West Point Estates, Rural Parkland County,
AB

Welcome to highly sought-after West Point Estates on Jackfish Lake. Ready to enjoy. WILL CONSIDER ALL TRADES OF VALUE! With \$250K of improvements t    s fenced, gated, landscaped with decks, bunk house, power & a drilled well so you    re you    re one step closer to making your vision a reality. No time limit to build. Choose your own builder. This stunning 2.2 acre parcel offers the perfect canvas for your custom dream home. Conveniently located just 15 mins west of Stony Plain & Spruce Grove on paved roads with quick access to Highways 16, 770 & 627, this is lake life at its finest. The gently sloping lot backs onto the lake offering both privacy & water views. Jackfish Lake is renowned for its clean, spring-fed waters ideal for swimming, boating, and water sports. Build a year round residence or a summer retreat, this is a rare opportunity to create lasting legacy for family in one of the region    s most sought after lake communities. Purchase together with Lot 43 which is across the street listed @ 250,000.



Essential Information

| | |
|--------|-----------|
| MLS® # | E4442344 |
| Price | \$739,900 |

| | |
|-----------|-----------------|
| Bathrooms | 0.00 |
| Acres | 2.22 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 44 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 Boating, Flat Site, Lake View, Private Setting, Waterfront Property

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 31 |
| Zoning | Zone 90 |

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Listing information last updated on July 13th, 2025 at 12:02am MDT