

# **\$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 it's fenced, gated, landscaped with decks, bunk house, power & a drilled well so 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	4
Zoning	Zone 90

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Listing information last updated on June 16th, 2025 at 3:32pm MDT