

# **\$250,000 - 43 2307 Twp Road 522, Rural Parkland County**

MLS® #E4442112

**\$250,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.06 Acres

West Point Estates, Rural Parkland County,  
AB

**WILL CONSIDER ALL TRADES OF VALUE!**

No time limit to build. Choose your own builder. Welcome to Lot 43 in the highly sought-after West Point Estates on beautiful Jackfish Lake. This stunning 3-acre parcel offers the perfect canvas for your custom dream home. Conveniently located just 15 minutes west of Stony Plain and Spruce Grove all on paved roads with quick access to Highways 16, 770, and 627, this is lake life at its finest. The gently sloping lot backs onto a serene treed area, offering both privacy and picturesque views. With gas and power already at the property line, you're one step closer to making your vision a reality. Jackfish Lake is renowned for its clean, spring-fed waters ideal for swimming, boating, and all water sports. Build a year round residence or a summer getaway, this is a rare opportunity to create lasting legacy for family and friends in one of the region's most desirable lake communities. purchase together with Lakefront Lot 44 which is on the lake is listed @ \$739,900.



## **Essential Information**

MLS® #                      E4442112

|           |                 |
|-----------|-----------------|
| Price     | \$250,000       |
| Bathrooms | 0.00            |
| Acres     | 3.06            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43 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 Park/Trees, Boating, Lake View, Private Setting

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 100             |
| 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 September 20th, 2025 at 5:17pm MDT