

# \$324,900 - 102 2307 Twp Road 522, Rural Parkland County

MLS® #E4435341

**\$324,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 4.55 Acres

West Point Estates, Rural Parkland County,  
AB

Your Dream Home Awaits – 4.5 Acre Hillside Lot with Stunning Jackfish Lake Views. Welcome to your opportunity to build the custom hillside dream home you’ve always envisioned. Nestled on a picturesque 4.5-acre parcel in West Point Estates subdivision, this rare property offers spectacular views of beautiful Jackfish Lake. Imagine waking up each day to the serenity of nature, with the peaceful shimmer of the lake below & expansive sky above. Perched on elevated terrain, this lot is perfectly positioned to take full advantage of west-facing sunsets year-round – whether you’re relaxing on your future deck, enjoying an evening by the firepit, or simply admiring the glow through future floor-to-ceiling windows. Just 35 minutes from the city limits, this property offers a perfect balance between peaceful rural living & easy access to urban amenities. With ample space for your dream home, shop, & more, the possibilities are endless. This is more than land – it’s a lifestyle. Your private retreat with a view awaits.



## Essential Information

MLS® #                      E4435341

|           |                 |
|-----------|-----------------|
| Price     | \$324,900       |
| Bathrooms | 0.00            |
| Acres     | 4.55            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102 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, Corner Lot, Cul-De-Sac, Lake Access Property, Lake View, Private Setting, See Remarks |
|-------------------|--|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 41            |
| 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 18th, 2025 at 11:03am MDT