# \$425,000 - 2307 Twp Rd 522, Rural Parkland County

MLS® #E4424585

### \$425,000

0 Bedroom, 0.00 Bathroom, Rural on 1.14 Acres

West Point Estates, Rural Parkland County, AB

WATERFRONT!!! Experience breathtaking sunsets and embrace the pinnacle of lakeside opulence! Nestled on a pristine 1.14-acre plot facing west, this idyllic location beckons you to build your dream abode, offering sweeping vistas of a sparkling freshwater lake. Enjoy aquatic adventures with loved ones, from leisurely paddleboarding to exhilarating fishing escapades. Situated just a short 30-minute drive from Edmonton, revel in the harmonious blend of convenience and serenity. With generous space for a decked out workshop, boat storage, and a luxurious executive residence boasting a walk-out basement, this enclave exudes sophistication at every turn. Seize the opportunity to design your personal sanctuary amidst the allure of nature. Welcome to the epitome of lakeside living!

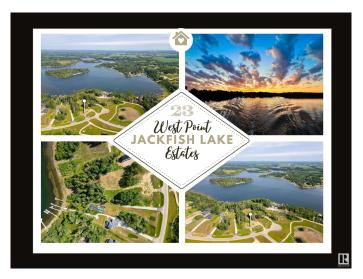


MLS® # E4424585 Price \$425,000

Bathrooms 0.00
Acres 1.14
Type Rural

Sub-Type Vacant Lot/Land

Status Active







## **Community Information**

Address 2307 Twp Rd 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, Backs Onto Park/Trees, Beach Access, Boating,

Environmental Reserve, Flat Site, Golf Nearby, Park/Reserve, Private

Fishing, Ravine View, Waterfront Property

#### **Additional Information**

Date Listed March 7th, 2025

Days on Market 163

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 August 17th, 2025 at 5:02am MDT