

## \$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!

### Essential Information

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	176
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 30th, 2025 at 7:47pm MDT