

\$1,450,000 - 25 2307 Twp Road 522, Rural Parkland County

MLS® #E4446517

\$1,450,000

4 Bedroom, 3.50 Bathroom, 2,056 sqft

Rural on 1.14 Acres

West Point Estates, Rural Parkland County,
AB

WALKOUT WATERFRONT WONDERLAND IN WEST POINT ESTATES ON JACKFISH LAKE. This 2023 fully developed (3111 Sq/Ft) 2 storey HRD Builders built home sits majestically on 1.14 acres with NW facing backyard, dock, and lake exposure: A smooth blend of modern finishes with lake house charm. The main floor open concept boasts a spacious chef's kitchen, living space with Wood Burning Fireplace (+15K upgrade), pantry, mudroom, wet bar, and PRIVATE master BR complete with 5pc ensuite bath. 2nd floor (open to below) consists of 2 additional large bedrooms, 5pc bath, and 2nd family area with access to the top floor patio. The walkout basement offers a 4th BR, 5pc bath, a recreation space and over 100K in mechanical upgrades: Heated flooring on all three levels, forced air furnace, heat pump for A/C & Heat. Store your toys in the oversized heated DBL garage, with tandem parking, and relax on your 3 season screened main patio (+15K upgrade). COMPLETELY PICTURESQUE. COMPLETELY SERENE. COMPLETELY YOURS!!

Built in 2022

Essential Information



MLS® #	E4446517
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	1.14
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	25 2307 Twp Road 522
Area	Rural Parkland County
Subdivision	West Point Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 3L7

Amenities

Features	Bar, Deck, Lake Privileges, Vinyl Windows, Walkout Basement, Wet Bar
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 8th, 2025
Days on Market 9
Zoning Zone 90

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