

\$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 |
|----------|--|

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 5
Zoning Zone 90

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