

# **\$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        3  
Zoning                    Zone 90

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