

# **\$1,100,000 - 37 2304 Twp Road 522, Rural Parkland County**

MLS® #E4439077

**\$1,100,000**

5 Bedroom, 2.00 Bathroom, 1,076 sqft

Rural on 0.46 Acres

Weekend Estates, Rural Parkland County, AB

**LIVE ON THE LAKE!** Enjoy a YEAR-ROUND WATERFRONT GETAWAY in this WALKOUT bungalow on 0.462 acres in Jackfish Lake's "Weekend Estates" subdivision. 1,072 square feet above grade plus fully finished basement, this home features main floor laundry, hardwood flooring and plenty of space for entertaining overnight guests. On the main level: spacious entryway, 3-piece bathroom, 2 bedrooms, bright kitchen with eat-up peninsula, large dining area with deck access and living room with gas fireplace and breath-taking views of the lake. In the walkout basement: 2 additional bedrooms, den (or 5th bedroom) with patio access, 4-piece bathroom, bar area with plenty of storage and family room that walks right out onto the covered back patio with lake views. Relax in the outdoor oasis, surrounded by trees. Deck, patio, fire pit area, storage shed, play structures, sandy beach area near the water, 50 amp EV charging plug, RV parking and gated private driveway. LAKEFRONT LIVING is waiting for you!

Built in 1977

## **Essential Information**

MLS® #

E4439077



Price	\$1,100,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.46
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	37 2304 Twp Road 522
Area	Rural Parkland County
Subdivision	Weekend Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2J7

### Amenities

Features	Bar, Deck, Fire Pit, Lake Privileges, No Smoking Home, Patio, R.V. Storage, Walkout Basement
Parking Spaces	4

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Lake Access Property, Lake View, Playground Nearby, Private Setting, Treed Lot, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025

Days on Market                41

Zoning                              Zone 97

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 July 8th, 2025 at 11:02pm MDT