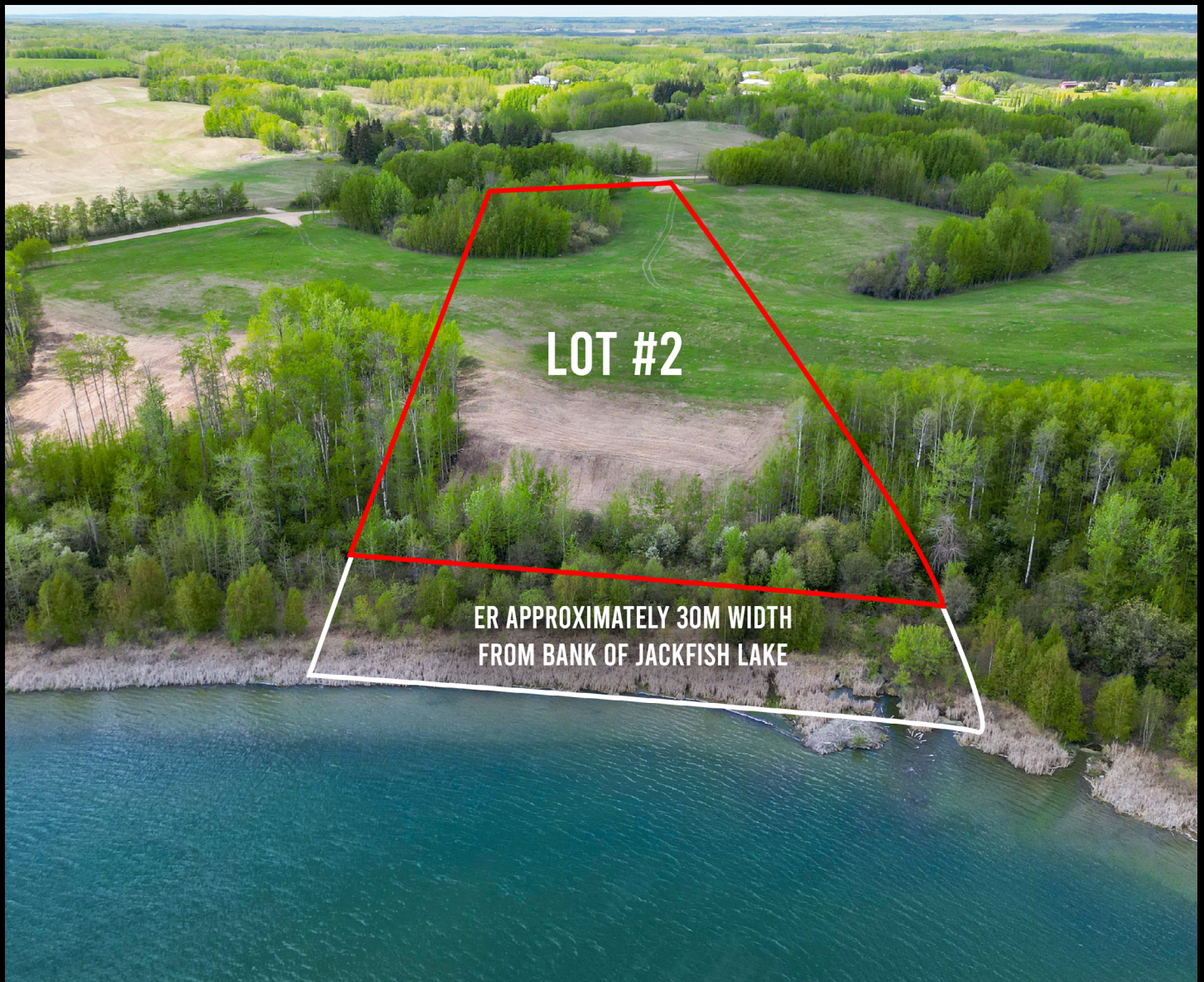


FOR SALE

±5.4 ACRES
Development Land



1, 52313 TOWNSHIP ROAD 24
Rural Parkland County, AB

Victor Moroz, Associate Broker
780.499.6400 | victor@royallepage.ca

Royal LePage® Noralta Real Estate Inc, Brokerage
202 Main Street, Spruce Grove, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$698,000.00

Property Features

- Prime Lakefront Location!
- South-facing 5.4+/- acre lot on Jackfish Lake
- Easy lake access with 285 FT of shoreline
- Quick water depth drop-off, perfect for a shorter dock
- Ideal location for boating, fishing, and swimming
- Surrounded by mature trees offering privacy and a tranquil setting
- Only 45 minutes from Downtown Edmonton
- 20 minutes from Spruce Grove
- Power and gas at the property line



PROPERTY PHOTOS



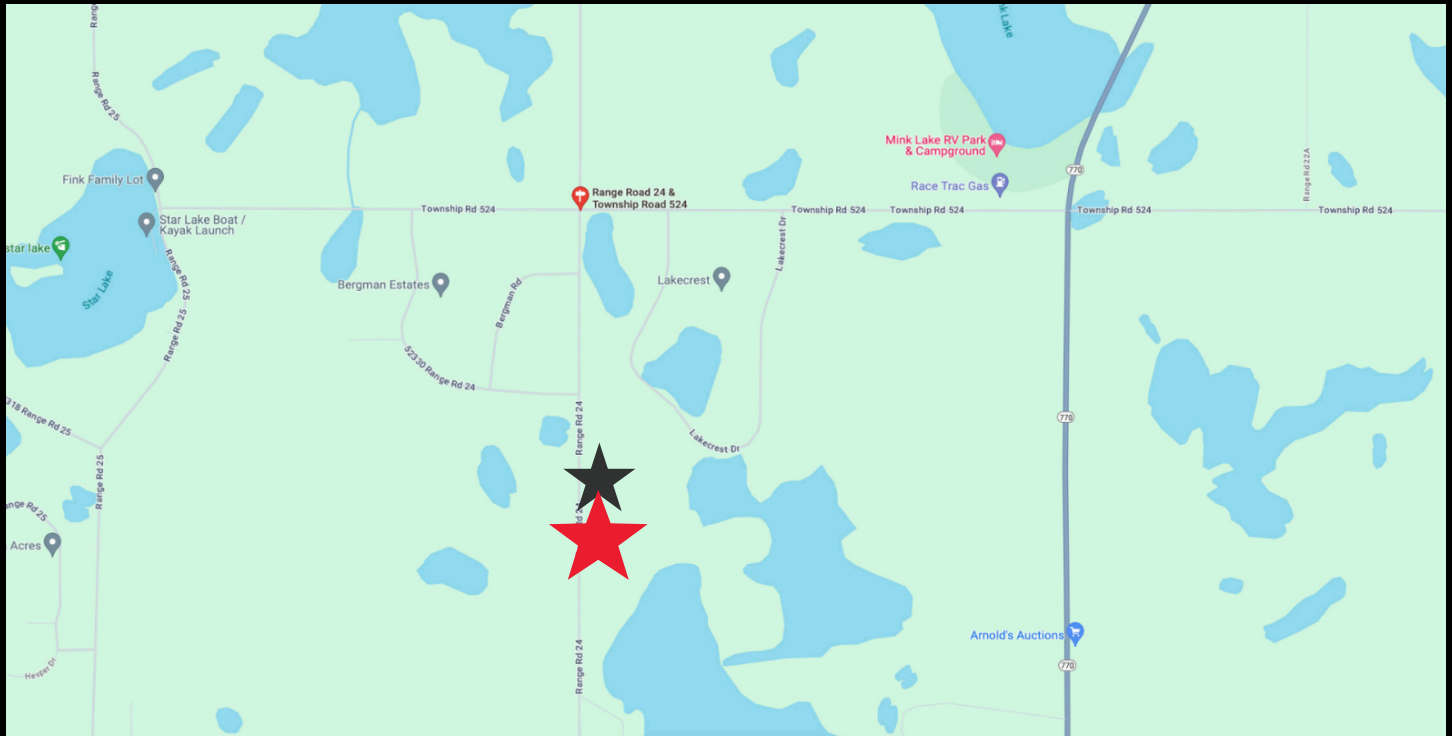
PROPERTY PHOTOS



LOT BOUNDARIES



LOCATION MAP



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