

FOR SALE

±36 ACRES
Recreational Property



2, 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

\$1,820,000.00

Property Features

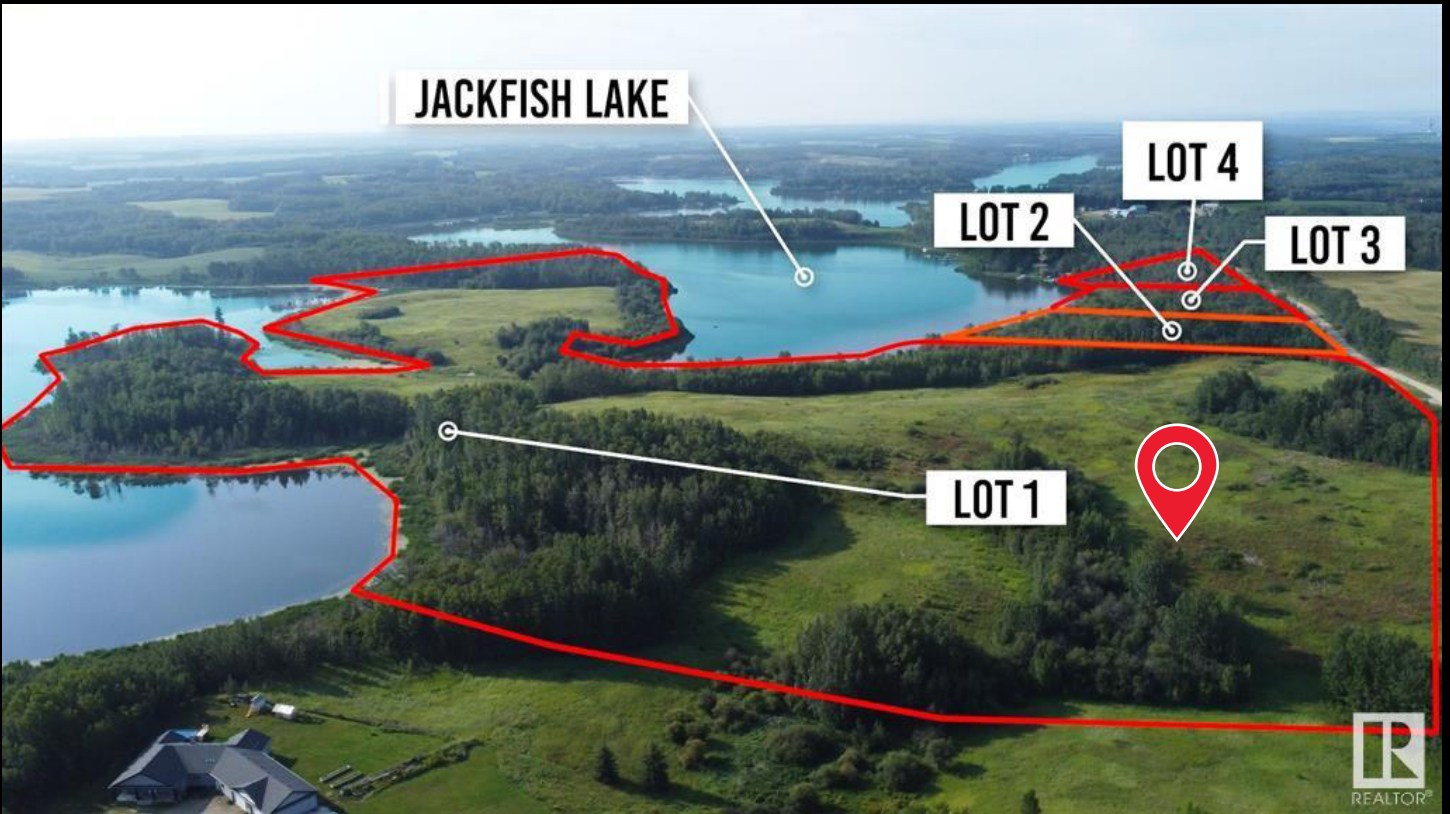
- Prime Lakefront Location!
- Expansive 36+/- acre parcel
- 1.8 KM of shoreline at Jackfish Lake
- Nearly exclusive access to Little Jackfish Lake
- Quick water depth drop-off
- Ideal location for boating, fishing, and swimming
- Surrounded by mature trees offering privacy
- Only 45 minutes from Downtown Edmonton
- 20 minutes from Spruce Grove
- Power and gas at the property line



PROPERTY PHOTOS



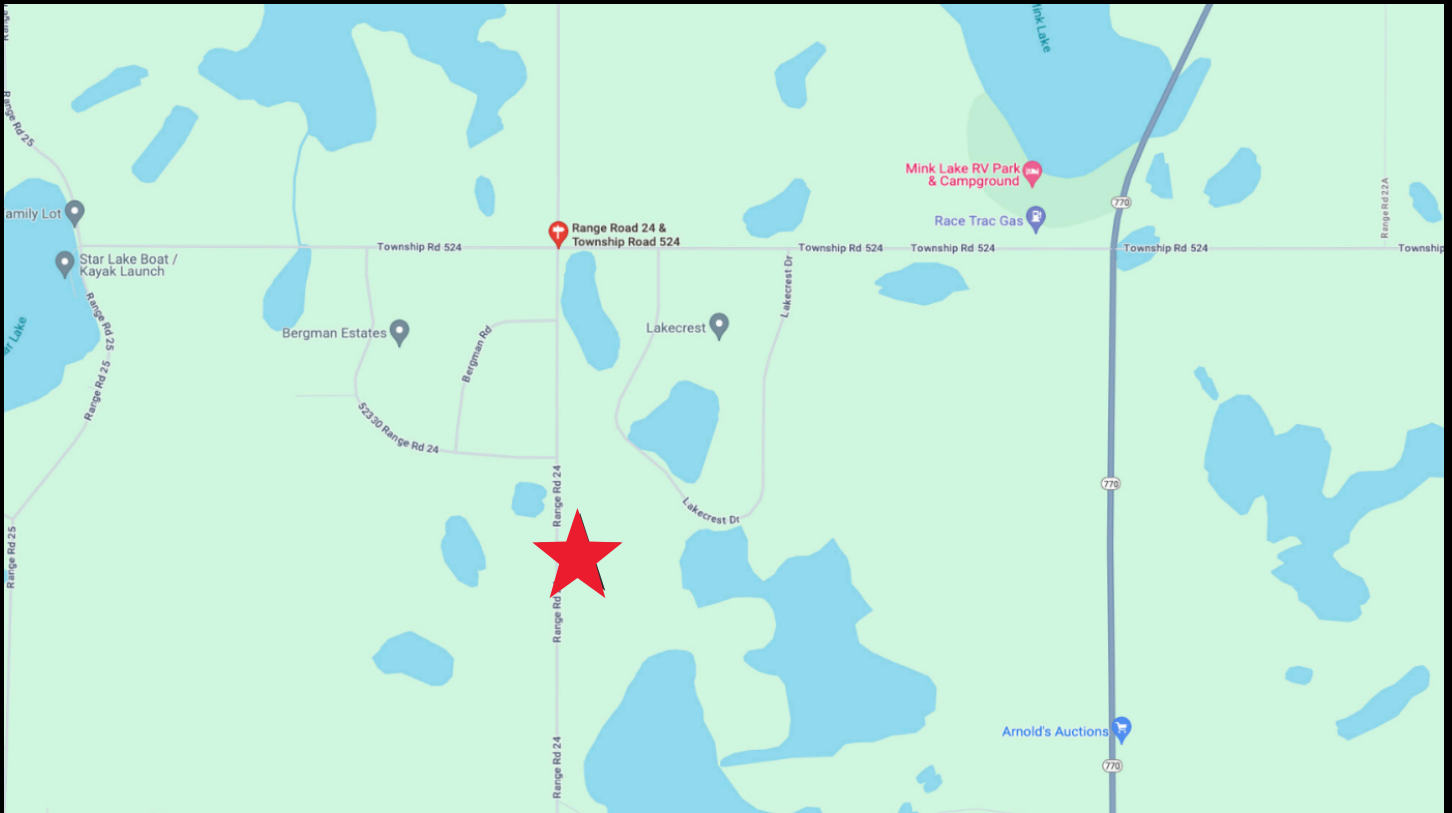
PROPERTY PHOTOS



LOT BOUNDARIES



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemarq Real Estate Services Manager Limited. All rights reserved.