



## Rural Parkland County Alberta

\$740,000

Experience lakefront living at its finest with this 5.3+/- acre parcel on the shores of Jackfish Lake, located just 45 minutes from Downtown Edmonton and only 20 minutes from Spruce Grove. With approximately 355 feet of shoreline, this property offers direct access to one of Alberta's most desirable recreational lakes. The land features a gentle slope toward the water, creating multiple potential building sites with elevated lake views. South facing exposure allows for an abundance of natural light throughout the day, while the surrounding mature trees provide privacy and a tranquil setting. The lakes depth profile supports easier dock installation and is well suited for swimming, boating, and other water activities. Power is available to the property line and gas is in the vicinity, making this a strong candidate for future development. Whether you're envisioning a year-round residence or a seasonal escape, this property offers the space, setting, and flexibility to bring that vision to life. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.victormorozcommercial.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.