

# \$750,000 - 12 Blue Bell Place, White Sands

MLS® #A2110201

**\$750,000**

3 Bedroom, 2.00 Bathroom, 2,074 sqft

Residential on 1.00 Acres

NONE, White Sands, Alberta

Looking for a very affordable, DOUBLE LAKE LOT property with a family oriented year-round home??? Escape the higher prices of Sylvan Lake, Gull Lake or Pigeon Lake and cast your view to the south shore of Buffalo Lake in the SV of White Sands. # 12 Blue Bell Place is situated approx. 25 mins from Stettler, 50 +/- mins from Camrose and 60 +/- minutes from Red Deer. This property has and will create many lasting memories over the years for both small and larger family gatherings. The 3-bedroom / 2-bathroom home has RMS measurements that indicate 1,609 +/- sq ft on the main level; 465 +/- sq ft on the loft area and 22'6" x 26'9" attached garage. Some unique features of this LAKE LOT listing include: ~Spectacular lake view(s) c/w wrap-around deck, ~Double lot(s) ~ 1.0 Ac +/- in total, ~Excellent for group camping, etc., ~Mature trees, landscaping, etc., ~Situated at the end of the SV development - No further development can occur to west side, ~Very close to the public boat launch, ~Turn-Key • 4-season home, ~Recent significant upgrades include: Newer rubber shingles (2015), Newer smart board siding (2018), A/C summer cooling, newer auto start N-Gas fired generator, New high energy furnace in Jan 2024. Site services include a drilled water well and a private sewage system c/w septic field. All this, and more can be yours!!!!



Built in 1980

## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2110201                                  |
| Price          | \$750,000                                 |
| Sold Price     | \$712,000                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 2,074                                     |
| Acres          | 1.00                                      |
| Year Built     | 1980                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Sold                                      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12 Blue Bell Place        |
| Subdivision | NONE                      |
| City        | White Sands               |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 3L0                   |

## Amenities

|         |                                  |
|---------|----------------------------------|
| Parking | Double Garage Attached, Driveway |
|---------|----------------------------------|

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Vinyl Windows, Vaulted Ceiling(s)                                                      |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Water Softener |
| Heating           | Forced Air, Fireplace(s), Natural Gas                                                                                    |
| Cooling           | Central Air, Full                                                                                                        |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                        |
| Fireplaces        | Gas Log, Wood Burning Stove                                                                                              |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Partial, Unfinished                                                                                                      |

**Exterior**

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                                                                          |
| Lot Description   | Beach, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Landscaped, Pie Shaped Lot, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                                 |
| Construction      | Wood Siding                                                                                                                                     |
| Foundation        | Piling(s)                                                                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2024 |
| Date Sold      | August 1st, 2025 |
| Days on Market | 492              |
| Zoning         | LR               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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