

\$269,900 - 35 1 Street, White Sands

MLS® #A2138899

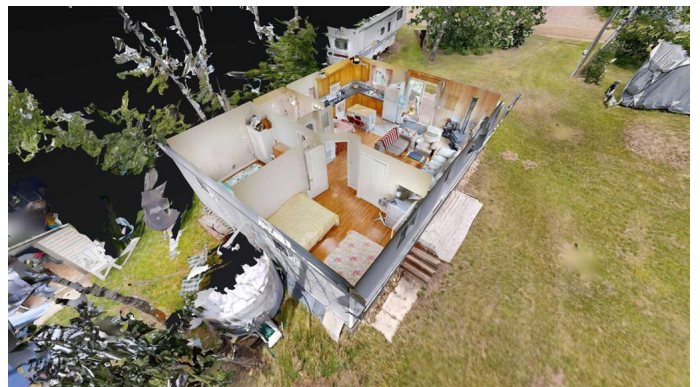
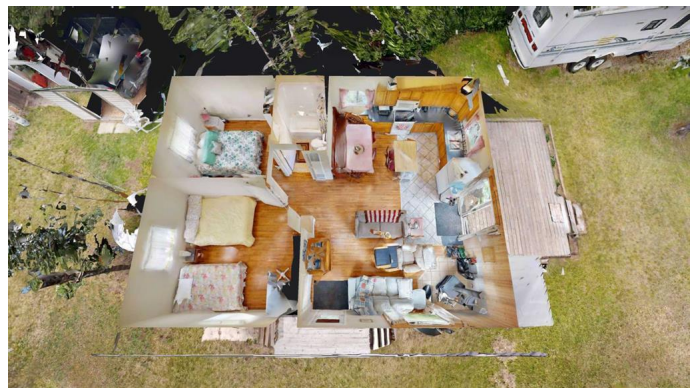
\$269,900

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.30 Acres

NONE, White Sands, Alberta

This is an awesome, 3 season cabin, located in the beautiful Summer Village of White Sands on the south shore of Buffalo Lake. This property is on two lots, giving you the opportunity to have two trailers. Just one row back from the lake front, the lot is a quick walk to the beach and a short drive to the boat launch. The cabin is turn-key, ready for you to move in for the summer. Inside, there is a wide-open space which includes the living room, kitchen, and dining area. The living room has a wood burning stove and patio doors to the deck. Tile flooring here makes it easy to clean up beach sand. The kitchen has white appliances, oak cabinets and also includes the island with seating and the church pew. There are two decent sized bedrooms in this home allowing for extra beds for your kids, grandkids, or overnight guests. The bathroom is a bright, 4 pc with tub/shower. Outside, this property has native brush around 3 sides as well as spots of trees along the street side for added privacy. The large lot has plenty of grass area to throw the frisbee or gather your friends and family. The back of the lot has a fire pit, a fenced garden spot, and there are a total of 3 sheds to store your lake toys, beach gear, and yard maintenance equipment. There are two RV hook ups: one 30 amp RV hookup with water and sewer dump and the other is a 15 amp hook up. This property has its own well and a septic holding tank. The lot is level, has plenty of parking space and is easy to access. White Sands is a community-oriented



village with a hall, regular social functions, a playground, basketball courts, and ongoing beautification projects. The lake has excellent fishing, boating, water skiing, and several beach access points. White Sands is only 12 minutes to the Pheasantback Golf Course, 20 minutes to Stettler, and 1 hour to Red Deer. A quick drive from the cities, this property is situated partway between Edmonton (2 hours) and Calgary (2.5 hours). Start making lake memories this summer!

Built in 1991

Essential Information

MLS® #	A2138899
Price	\$269,900
Sold Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.30
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Sold

Community Information

Address	35 1 Street
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Cleared, Garden
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 14th, 2024
Days on Market	8
Zoning	Low density residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 1st Choice Realty
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