

# \$299,000 - 17 1 Street, White Sands

MLS® #A2144220

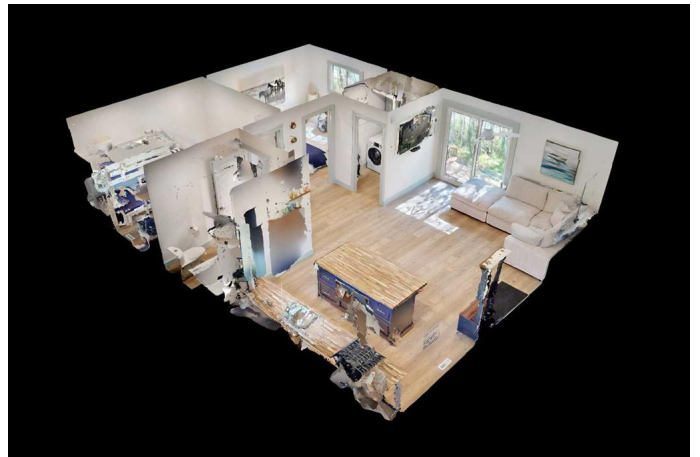
## \$299,000

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.15 Acres

NONE, White Sands, Alberta

Welcome to the beautiful Summer Village of White Sands! This property has undergone an amazing transformation over the last year, converting the home to a 4 season property. Everything inside the home has been replaced, renovated, and modernized. This is now a bright space with brand-new kitchen cabinets, butcher block countertops, a large kitchen island, open shelving, and brand-new, matching stainless-steel appliances including a gas range, built-in microwave, and dishwasher. An open living room, with new sliding glass patio doors, leads to a new deck which wraps around 3 sides of the home. The layout of this deck is fantastic as you can choose whether you want to soak up the sun or cool off in the shade. The home also has two bedrooms and a modern, 4 piece bathroom with vessel sink, and impressive designer custom tile by Iris Apfel that surrounds the tub/toilet. Everything in the utility room is new: all-in-one washer/dryer combo, furnace, tankless water heater, and reverse osmosis system. This place has been completely freshened up with new drywall and paint, pot lights, all weather windows, interior and exterior doors, trim, and luxury vinyl plank flooring which stretches throughout the house. There is also a new A/C unit, a necessity on hot summer days, and a new underground cistern outside. Much of the yard has been left in its natural "cabin-like"™ state with mature trees surrounding the home, and bushes and grasses throughout the yard.



There is just a little bit of grass to maintain around the house so you can spend most of your vacation time relaxing. The lot has a gentle slope with a firepit and a garden shed in the backyard. There is space to park a couple vehicles or an RV in the front yard. This property is just a short walk to the beach and a quick drive to the boat launch. White Sands is a community-oriented village with a hall, regular social functions, a playground, basketball courts, and ongoing beautification projects. In the summer, enjoy fishing, boating, and outdoor water sports, including water skiing, wake surfing, and wind surfing. In the winter enjoy skating, curling, cross country skiing and ice fishing. 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). This home is ready for your family to enjoy a summer of fun!

Built in 1991

### **Essential Information**

MLS® #	A2144220
Price	\$299,000
Sold Price	\$292,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	17 1 Street
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Lake
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	June 25th, 2024
Date Sold	November 12th, 2024
Days on Market	140
Zoning	Low Density Residential
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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