

\$649,000 - 43a Sands Street, Rochon Sands

MLS® #A2190700

\$649,000

4 Bedroom, 3.00 Bathroom, 1,225 sqft

Residential on 0.23 Acres

NONE, Rochon Sands, Alberta

This exceptional 4-bedroom, 3-bathroom walkout bungalow offers a blend of peaceful, private lakeside living and modern comfort. With over 2,000 sq ft of thoughtfully designed space, this home is perfect for year-round living or as a secondary escape to be enjoyed throughout the year. The open-concept main floor features a modern kitchen with updated appliances (including a gas stove), a spacious living room, and a primary suite with a 3-piece ensuite. The main floor also includes an additional bedroom, a 4-piece bathroom with a jetted tub, and convenient laundry. A 3-season living space, added in 2017, extends your options for entertaining and relaxing. The large deck off the main floor is perfect for outdoor dining and includes a natural gas BBQ hookup and stunning nature views. The fully finished basement (completed in 2014) includes 2 more bedrooms, a 3-piece bathroom, and a large family room with patio doors leading to another outdoor space. In-floor heating, recessed lighting, and durable epoxy flooring add to the comfort and esthetic. Also included in the sale is a 6500w Generac Generator for peace of mind if ever needed. Located just steps from the water and across from the village centre; playground, snack shack, basketball/tennis/pickleball courts, and community hall, this home is perfectly situated in Rochon Sands, just 20 minutes from Stettler, 1 hour from Red Deer, and 2 hours from Calgary or Edmonton. Buffalo Lake offers fantastic fishing, boating, swimming, and



winter activities like ice skating and snowmobiling. The marina and boat launch are just minutes away, making water access easy year-round. A double heated garage, central air, and ample outdoor space make this home even more desirable. With quick possession available, you could be settled in and ready to enjoy the summer ahead. Whether you're looking for a family home, vacation property, or retirement retreat, this lakefront home offers the turn-key lifestyle you've been dreaming of.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2190700 |
| Price | \$649,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,225 |
| Acres | 0.23 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 43a Sands Street |
| Subdivision | NONE |
| City | Rochon Sands |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0C 3B0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Forced Air, In Floor, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Beach, Lake, Landscaped

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025

Days on Market 200

Zoning Residential

Listing Details

Listing Office RE/MAX 1st Choice Realty

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