# \$349,000 - 14 & 16 1st Street, White Sands

MLS® #A2215479

# \$349,000

3 Bedroom, 2.00 Bathroom, 1,184 sqft Residential on 0.30 Acres

NONE, White Sands, Alberta

Welcome to the Village of White Sands on the south side of Buffalo Lake!

This charming 3-season cabin is nearly ready for year-round useâ€"just one step away from becoming a 4-season retreat. A brand-new furnace is included with the sale and simply awaits installation.

Situated on two separately titled lots totaling over 13,000 sq ft, this property features a cozy cabin on one lot and a spacious 28x30 garage on the other. (There is potential to purchase the cabin and garage separately.)

Inside, the main floor boasts walnut hardwood floors, pine walls and ceilings, and a bright, open-concept layout with vaulted ceilings. The spacious living room flows seamlessly into the dining area and kitchen, which offers ample counter space, cabinetry, and a center island with a breakfast bar. A 3-piece bathroom completes the main level.

Upstairs, you'II find three bedrooms, a 2-piece bathroom, and access to a wraparound deck on the east and north sidesâ€"perfect for taking in scenic views. An additional 12x24 deck wraps around three sides of the main floor, ideal for outdoor living and entertaining.

Surrounded by mature trees, the property offers privacy and a peaceful atmosphere, all just a short walk from some of the best beaches on Buffalo Lake.

If you've been dreaming of an affordable lake property with incredible potential, you may want to check out this one!







## **Essential Information**

MLS®# A2215479 Price \$349,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1 Half Baths

Square Footage 1,184

Acres 0.30

Year Built 1992

Residential Type Sub-Type Detached

Style 1 and Half Storey

1

Status Active

# **Community Information**

Address 14 & 16 1st Street

Subdivision NONE

White Sands City

County Stettler No. 6, County of

Province Alberta Postal Code T0C 3B0

#### **Amenities**

**Parking Spaces** 6

Parking **Double Garage Detached** 

2 # of Garages

#### Interior

Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Interior Features

Floorplan, Skylight(s)

Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator **Appliances** 

Heating Fireplace(s), Natural Gas, See Remarks

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Basement None

#### **Exterior**

Exterior Features Fire Pit, Private Entrance, Rain Gutters

Lot Description Back Yard, Interior Lot, Lawn, Many Trees, Sloped, Views

Roof Metal

Construction Vinyl Siding

Foundation Perimeter Wall, Piling(s), Wood

### **Additional Information**

Date Listed April 28th, 2025

Days on Market 114

Zoning Low density residential

# **Listing Details**

Listing Office RE/MAX 1st Choice Realty

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