

# \$115,000 - 23 Horse Shoe, White Sands

MLS® #A2225385

**\$115,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.45 Acres

NONE, White Sands, Alberta

Welcome to White Sands, Alberta â€” home to some of the best beaches on Buffalo Lake!

This versatile 0.45-acre lot is zoned Direct Control, offering incredible flexibility for residential or commercial use (with approval from the Summer Village of White Sands). Whether you're dreaming of building a cozy cabin, setting up a lakeside business, or combining bothâ€”this property gives you the freedom to do it all.

## Prime Location

Situated on the corner of two well-traveled roads, this lot once hosted a successful business and is ideally located for future commercial ventures. Picture a small shop with living quarters tucked behindâ€”ideal for both lifestyle and income.

## Added Value

Free topsoil and large rocks for landscaping, generously offered by the owner of this and the neighboring lot (also available for purchase).

Graveled and packed surfaceâ€”no need to worry about parking or site prep.

Power already connected

2000-gallon septic tank in place

Fifth-wheel trailer negotiable

One of the best perks of owning in White Sands? No building commitmentâ€”you can take your time to develop, or simply enjoy the space in your RV for now.



## Year-Round Fun

Summer in White Sands means swimming, boating, fishing, and hiking. In the winter, enjoy cross-country skiing, snowshoeing, ice fishing, skating—and even an outdoor curling rink!

Whether you're looking for a place to relax, invest, or launch your next business venture, this property offers endless possibilities.

## Essential Information

MLS® #	A2225385
Price	\$115,000
Bathrooms	0.00
Acres	0.45
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	23 Horse Shoe
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

## Amenities

Utilities	Electricity Available, Sewer Available
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## Additional Information

Date Listed	June 2nd, 2025
Days on Market	78
Zoning	Direct Control

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
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