

# \$169,400 - 5 Shelayne Crescent, White Sands

MLS® #A2233660

**\$169,400**

0 Bedroom, 0.00 Bathroom,  
Land on 0.51 Acres

NONE, White Sands, Alberta

## A Slice of Paradise at White Sands

Welcome to your perfect getaway in the charming summer village of White Sands. This spacious 0.51-acre lot comes fully serviced with power, water, and sewer—ready for your RV or dream home. Whether you're looking for a weekend retreat or planning to build a year-round residence, this property offers incredible potential.

Situated on a gentle slope, it's™ ideal for a walkout basement design. Mature trees surround the lot, providing excellent privacy, while a well-positioned patch of trees on the northwest corner offers natural wind protection from the lake breeze. There's plenty of grassy, open space—perfect for yard games, outdoor entertaining, or simply relaxing in nature. Beach access is just a short walk away, and a scenic lookout point nearby offers stunning views of the lake. Located on Buffalo Lake, one of Central Alberta's™ largest lakes, you'll™ enjoy fishing, swimming, boating, watersports, and nature trails with abundant wildlife.

Conveniently located:

20 minutes to Stettler (all major amenities)

1 hour to Red Deer

Just over 2 hours to Edmonton

Approximately 2.5 hours to Calgary

This may be the one you've been waiting for, a beautiful piece of White Sands—privacy, recreation, and natural beauty all in one!



## Essential Information

MLS® #	A2233660
Price	\$169,400
Bathrooms	0.00
Acres	0.51
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5 Shelayne Crescent
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

## Amenities

Utilities	Electricity Available, Natural Gas at Lot Line, Sewer Available, Water Available
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## Additional Information

Date Listed	June 23rd, 2025
Days on Market	56
Zoning	Low density residential

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
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