\$549,900 - 41 Sands Street, Rochon Sands

MLS® #A2205120

\$549,900

2 Bedroom, 2.00 Bathroom, 1,404 sqft Residential on 0.19 Acres

NONE, Rochon Sands, Alberta

LAKEFRONT property in sought after Summer Village of Rochon Sands. This walk out to the water with an upper view of the lake is located just off the bay, close to Marina, and across the street from the Snack Shack, playground, park, community Center, and all the local amenities Rochon Sands has to offer. From the large back entry go up to the Galley kitchen with eating area, just off the living room, and for bigger dinners a dining room to accommodate a crowd. 2 bdrm 4 pce bath, and another sitting area. Just off the eating area on main are the patio doors leading onto the 26 x 10 deck for lovely lake viewing and sunrises. From the entry down enjoy an extensive family/games room, kitchenette with living room, and additional Office/study. with 3 pce bath. There is an upper loft area, for additional space as well. The complete paved driveway leads to a 16 x 44 attached garage, with large workshop area. And is accessible from house entry. This is a perfect year round home. If lake living is a dream, consider this one for a look.

Built in 1976

Essential Information

MLS® # A2205120 Price \$549,900

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 1,404 Acres 0.19

Year Built 1976

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

Community Information

Address 41 Sands Street

Subdivision NONE

City Rochon Sands

County Stettler No. 6, County of

Province Alberta
Postal Code T0C 3B0

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 4

Parking Single Garage Attached

of Garages 2

Is Waterfront Yes

Waterfront Beach Access, Lake Front, Waterfront

Interior

Interior Features Built-in Features, High Ceilings, See Remarks, Suspended Ceiling

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Fire Pit, Private Entrance, Private Yard

Lot Description Beach, Fruit Trees/Shrub(s), Irregular Lot, Lake, Landscaped, Private,

See Remarks, Waterfront

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Block, Poured Concrete

Additional Information

Date Listed March 24th, 2025

Days on Market 220 Zoning Res

Listing Details

Listing Office Royal LePage Central

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