# \$549,000 - 63 Sands Street, Rochon Sands

MLS® #A2212025

## \$549,000

3 Bedroom, 2.00 Bathroom, 1,889 sqft Residential on 0.25 Acres

NONE, Rochon Sands, Alberta

Welcome to your fully furnished lakeside getaway in beautiful Rochon Sands on Buffalo Lake!

This stunning retreat offers the perfect mix of peaceful nature and modern comfortâ€"ideal for relaxing weekends, family getaways, or making lifelong memories with loved ones.

Tucked right along the shoreline, this home treats you to unbeatable lakefront views and easy access to the beach. Picture yourself waking up to the gentle sound of waves and winding down with breathtaking sunsetsâ€"every day feels like a vacation here.

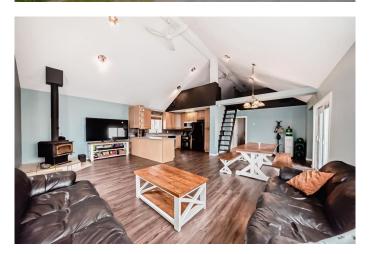
Step inside and you'II find a bright, open living space with soaring vaulted ceilings and tons of natural light. A cozy fireplace anchors the room, making it the perfect spot to curl up with a book or share stories with friends on chilly evenings.

The kitchen is both functional and stylish, with modern appliances, lots of prep space, and room to entertainâ€"whether it's brunch with friends or a family dinner.

The primary suite is a true sanctuary, complete with serene lake views that greet you each morning. With additional bedrooms, there's plenty of space for guests or kids to feel right at home.







Outside, a beautifully treed yard offers privacy, shade, and that fresh lake breeze. The oversized double garage (39'4" x 27'4") means there's loads of room for your vehicles, lake toys, and all the gear you need for year-round fun.

And it gets even betterâ€"paved roads lead right to your door for easy access any time of year. Plus, you're just steps away from community perks like tennis courts, disc golf, basketball, and even a nearby food vendor for when you don't feel like cooking.

Love the outdoors? A nearby campground gives you even more ways to enjoy the natural beauty of Buffalo Lake.

All that's missing is youâ€"just pack your bags and move right in, because this home comes fully furnished and ready to go.

Don't miss your chance to own this lakeside oasisâ€"book your private showing today and start living the lake life you've always dreamed of!

Built in 1999

### **Essential Information**

MLS® # A2212025 Price \$549,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,889 Acres 0.25 Year Built 1999

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 63 Sands Street

Subdivision NONE

City Rochon Sands

County Stettler No. 6, County of

Province Alberta
Postal Code T0C3B0

#### **Amenities**

Parking Spaces 6

Parking Double Garage Detached, Boat, Gated, Gravel Driveway, RV

Access/Parking

# of Garages 2
Is Waterfront Yes

Waterfront Lake Front, Beach Access, Beach Front, Lake, Waterfront

## Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Microwave

Hood Fan

Heating Fireplace(s), Forced Air, In Floor, Radiant

Cooling Partial Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Living Room, Wood Burning

Has Basement Yes

Basement Full, Finished, Walk-Out

#### **Exterior**

Exterior Features Fire Pit, Balcony, Barbecue, Storage

Lot Description Lake, Beach, Backs on to Park/Green Space, Back Yard, Front Yard,

Lawn, Landscaped, No Neighbours Behind

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete, Combination, Piling(s), Slab

## **Additional Information**

Date Listed April 21st, 2025

Days on Market 192

Zoning R1

## **Listing Details**

Listing Office Real Broker

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