

# \$275,000 - 14 & 16 4 Street, White Sands

MLS® #A2223714

**\$275,000**

2 Bedroom, 1.00 Bathroom, 676 sqft

Residential on 0.35 Acres

NONE, White Sands, Alberta

Cozy 3-Season Cabin Just Steps from the Shores of White Sands

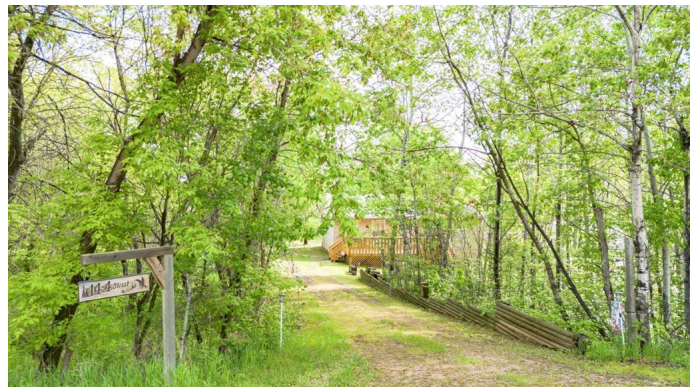
If you are looking for a summer getaway, this charming 3-season cabin is fully furnished and is waiting on a new owner to start making memories.

Step inside and feel right at home with that classic cozy cabin vibe. The open-concept kitchen, dining, and living area is ideal for entertaining, with rich hardwood floors that tie the space together beautifully. Keep warm on cooler nights with the rustic fireplace in the living room or the convenient wall-mounted propane heater.

The cabin offers two comfortable bedrooms and a 3-piece bathroom, making it a great fit for families, couples, or anyone craving a peaceful lakeside retreat.

Situated on two lots, this property offers plenty of outdoor space for games, gatherings, or relaxing in nature. Surrounded by mature trees and backing onto municipal reserve land, you'll enjoy near-total privacy. Plus, the beautiful sandy beaches of White Sands are just a short walk away.

Enjoy the outdoors on the 12x20 deck, newly built in 2024, along with updated shingles from the same year. The yard provides ample room for RV parking, lawn games, or expanding your green space — the current owners have preserved much of the natural tree cover in the front for privacy, but there's room to clear if you'd prefer more open lawn. Additional features include three sheds — one for the



water tank, one for storing all your lake toys, and a third currently used as a garden shed â€” plus a convenient outhouse on-site. If youâ€™re in the market for a reasonably priced cabin near one of Central Albertaâ€™s largest and most loved lakes, this may be what you've been waiting for.

Built in 1995

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223714    |
| Price          | \$275,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 676         |
| Acres          | 0.35        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 14 & 16 4 Street          |
| Subdivision | NONE                      |
| City        | White Sands               |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 5          |
| Parking        | Off Street |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Ceiling Fan(s), Skylight(s), Vinyl Windows |
| Appliances        | Electric Stove, Microwave, Refrigerator    |

|                 |                                         |
|-----------------|-----------------------------------------|
| Heating         | Propane, Wall Furnace, Wood Stove, Wood |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Wood Burning                            |
| Basement        | None                                    |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Veneer                                                                      |
| Foundation        | Piling(s)                                                                   |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | May 22nd, 2025          |
| Days on Market | 98                      |
| Zoning         | Low density residential |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.