

# \$314,900 - 1 Sands Crescent, Rochon Sands

MLS® #A2211796

**\$314,900**

4 Bedroom, 2.00 Bathroom, 1,767 sqft

Residential on 0.18 Acres

NONE, Rochon Sands, Alberta

Rare find! A cabin with a duplex floorplan ready for your family's lake side adventures. A cabin at the lake x 2! Or a possible investment property ready for a seasonal rental.

Separated by a common wall, this duplex has a guest door so you can move back and forth through each side without having to go outside! Each side of this home has 2 bedrooms and a one 4pc bathroom, kitchen, living room and laundry hook-ups. A summer bbq awaits on the new large front deck. Head around back to the fire pit for a cozy cabin night under the stars on this well treed lot. There's even room for RV parking! This cabin is only a stones throw away from the boat launch on Buffalo Lake. Not to mention a short walk to Rochon Sands ice cream store (Snak Shak), beach, provincial park and play parks. Make this cabin a recreational spot for the whole family for years to come. Imagine a get away from the hustle and bustle of the summer with an actual spot to take the whole family. Brand new water well coming soon!

Built in 1988

## Essential Information

MLS® #	A2211796
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,767
Acres	0.18
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1 Sands Crescent
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Private Entrance, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 15th, 2025
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Days on Market     37  
Zoning                Res

**Listing Details**

Listing Office        Century 21 Maximum

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