

\$485,000 - 29 Bayview Street, Rochon Sands

MLS® #A2079359

\$485,000

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.18 Acres

NONE, Rochon Sands, Alberta

Stunning view! Turn key property!
Absolutely amazing views of the Bay!
This could be the perfect retirement property,
Or a quite get away holiday home to escape
the city.

With the wrap around deck there is a perfect
view of the lake from anywhere.

This 2002 built home constructed with ICF
block attached garage with 2x6 walls, metal
roof, dura decking with aluminum rails, asphalt
driveway for a maintenance free exterior.

Two bedrooms one and a half bathrooms, and
very open concept kitchen dining and living
room makes for a very cozy feel.

The attached garage has mostly been used for
entertainment, it has in-floor heating and is
well insulated. Added to this is a murphy bed
attached with matching book cases for extra
company.

All the mechanical is stored in the basement
crawl space.

Central air has been updated 4 years ago.
It has a drilled well, reverse osmosis system
and a 12 hundred gallon holding tank for
sewage.

The Summer village is always a fun place to
be with so much to do and very friendly crowd
of people from all over. There are many year
round villagers as well. The village has a
community hall, marina, pickle ball and
tennis courts, a disc golf course and 3 great
golf courses close by.

In the winter, you can partake in ice fishing,
sledding, snowshoeing, cross country skiing,



or skate on the ice that they flood and light up!
Whether your wanting to relax, get your boat
out, fish, or just sit back and enjoy the views,
come for the propertyâ€™. But stay for the
lifestyle.

Built in 2002

Essential Information

MLS® #	A2079359
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	29 Bayview Street
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C3B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Central Vacuum, High Ceilings, Open Floorplan
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Appliances	Dishwasher, Electric Range, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings, Water Purifier
Heating	Forced Air, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Permeable Paving
Lot Description	Landscaped, Sloped, Views, Waterfront
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	September 11th, 2023
Days on Market	698
Zoning	R

Listing Details

Listing Office	Royal Lepage Rose Country Realty
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