

# \$649,000 - 43a Sands Street, Rochon Sands

MLS® #A2190700

## \$649,000

4 Bedroom, 3.00 Bathroom, 1,225 sqft

Residential on 0.23 Acres

NONE, Rochon Sands, Alberta

This exceptional 4-bedroom, 3-bathroom walkout bungalow offers a blend of peaceful, private lakeside living and modern comfort. With over 2,000 sq ft of thoughtfully designed space, this home is perfect for year-round living or as a secondary escape to be enjoyed throughout the year. The open-concept main floor features a modern kitchen with updated appliances (including a gas stove), a spacious living room, and a primary suite with a 3-piece ensuite. The main floor also includes an additional bedroom, a 4-piece bathroom with a jetted tub, and convenient laundry. A 3-season living space, added in 2017, extends your options for entertaining and relaxing. The large deck off the main floor is perfect for outdoor dining and includes a natural gas BBQ hookup and stunning nature views. The fully finished basement (completed in 2014) includes 2 more bedrooms, a 3-piece bathroom, and a large family room with patio doors leading to another outdoor space. In-floor heating, recessed lighting, and durable epoxy flooring add to the comfort and esthetic. Also included in the sale is a 6500w Generac Generator for peace of mind if ever needed. Located just steps from the water and across from the village centre; playground, snack shack, basketball/tennis/pickleball courts, and community hall, this home is perfectly situated in Rochon Sands, just 20 minutes from Stettler, 1 hour from Red Deer, and 2 hours from Calgary or Edmonton. Buffalo Lake offers fantastic fishing, boating, swimming, and



winter activities like ice skating and snowmobiling. The marina and boat launch are just minutes away, making water access easy year-round. A double heated garage, central air, and ample outdoor space make this home even more desirable. With quick possession available, you could be settled in and ready to enjoy the summer ahead. Whether you're looking for a family home, vacation property, or retirement retreat, this lakefront home offers the turn-key lifestyle you've been dreaming of.

Built in 2007

### Essential Information

MLS® #	A2190700
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,225
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	43a Sands Street
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages            2

### **Interior**

Interior Features    Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting

Appliances            Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating                In Floor, Forced Air, Natural Gas

Cooling                Central Air

Has Basement        Yes

Basement             Full, Walk-Out

### **Exterior**

Exterior Features    Balcony, BBQ gas line

Lot Description       Beach, Lake, Landscaped

Roof                    Asphalt Shingle

Construction        Composite Siding, Wood Frame

Foundation           Poured Concrete

### **Additional Information**

Date Listed            January 31st, 2025

Days on Market       188

Zoning                  Residential

### **Listing Details**

Listing Office           RE/MAX 1st Choice Realty

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