

\$839,900 - 1 Sands Street, Rochon Sands

MLS® #A2234563

\$839,900

3 Bedroom, 3.00 Bathroom, 2,334 sqft

Residential on 0.21 Acres

NONE, Rochon Sands, Alberta

This is a true beauty—a rare opportunity for ownership on the shoreline of Rochon Sands. Custom-built and thoughtfully designed, this home is the perfect blend of clean architectural lines, elevated simplicity, and functional lakefront living. Every element has been considered with care, creating a space that feels calm, open, and unforgettable. Step inside to a spacious front entry that welcomes you with ease—ideal for greeting friends and family who will undoubtedly want to visit. The main floor features a stunning window package that fills the space with natural light and offers breathtaking views of the lake and surrounding community. Thoughtful touches keep the design simple, modern, and refined. The kitchen is a true showpiece, offering a large central island, exceptional storage through custom cabinetry, and an eat-in layout that flows beautifully into the living and dining areas. Whether you're enjoying quiet mornings or lively conversation, the open-concept layout ensures that both connection and views are always part of the experience. A gas stove adds a cozy, ambient touch through the colder months, while central air conditioning keeps things cool and comfortable all summer long. The primary suite is a spacious retreat with room for your full bedroom set and personal touches. Just steps away, you'll find an oversized walk-in closet offering ample storage for every season, along with a well-appointed 4-piece



bath and main-floor laundry for added convenience. An additional 2-piece powder room serves guests, while the large rear entry/flex space is perfect for lake gear, freezer storage, or even a future mudroom setup.

Upstairs, youâ€™ll find two generously sized bedrooms and a full bathroom, giving you the flexibility to host guests, work from home, or spread out in comfort. Outside, youâ€™re surrounded by multiple patio options, each thoughtfully placed for sun, shade, or protection from the breeze. The landscaping is beautifully established with rooted perennials that add natural charm throughout the seasons. The heated triple garage is a standout feature, offering two overhead-door bays and a third space currently used as a hot tub lounge or storage areaâ€”ideal for year-round lake living. And when you're ready to hit the water? Enjoy marina views from your own yard, and take advantage of the unique ability to place a private pier directly out frontâ€”making lake access seamless and effortless. With a newly drilled well, central air conditioning, full pavement access, and a welcoming, tight-knit community full of walking trails, public events, and even the beloved â€œSnak Shack,â€• this property offers lake life at its very best. A rare offering, a timeless design, and a lifestyle that truly delivers.

Built in 1999

Essential Information

MLS® #	A2234563
Price	\$839,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,334
Acres	0.21
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

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

Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached
# of Garages	2
Waterfront	Beach Access, Lake Front

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Crawl Space

Exterior

Exterior Features	Other
Lot Description	Beach, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	June 26th, 2025
Days on Market	60
Zoning	Res

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.