



**43A Sands Street  
Rochon Sands, Alberta**

**MLS # A2283627**



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Beach, Lake, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, 6500 General Generator, Garage Door Opener with remote, Canvas Shed, Free standing cabinet in basement bathroom, Central Air

This beautifully designed 4-bedroom, 3-bathroom walkout bungalow offers the perfect balance of privacy, comfort, and lake-focused living. With over 2,000 sq ft of finished living space, the home is well suited for year-round use or as a seasonal retreat to enjoy in every season. The open-concept main floor is bright and inviting, featuring a modern kitchen with updated appliances including a gas stove, and seamless flow into the dining and living areas. The spacious primary bedroom includes a private 3-piece ensuite, while a second bedroom, full bathroom with jetted tub, and main floor laundry add everyday convenience. A standout feature of the home is the 3-season room added in 2017, offering a comfortable space to relax or entertain while staying protected from the elements. From here, step out onto the large deck ideal for outdoor dining, complete with a natural gas BBQ hookup and peaceful views of the surrounding landscape. The fully finished walkout basement completed in 2014 provides excellent guest accommodation with two additional bedrooms, a 3-piece bathroom, and a spacious family room with patio doors leading to a lower outdoor living area. In-floor heating, recessed lighting, and durable epoxy flooring enhance both comfort and durability on this level. Additional highlights include central air conditioning, a double heated garage, and a 6,500-watt Generac generator for added peace of mind. Ideally located just steps from the water and across from the village centre, residents enjoy easy access to the playground, snack shack, basketball, tennis and pickleball courts, and the community hall. The marina and boat launch are only minutes away, making lake access simple and convenient year-round. The property is approximately 20 minutes from Stettler, one hour from Red Deer, and two hours from Calgary or Edmonton. With quick possession

available, this is a turnkey opportunity to enjoy everything Buffalo Lake has to offer, from boating and swimming to fishing and winter recreation. Whether you're searching for a full-time residence, a family getaway, or a retirement retreat, this home delivers a relaxed lake lifestyle in a well-established community.