



**1 Sands Crescent
Rochon Sands, Alberta**

MLS # A2303936



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,768 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	Electricity Connected
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: Fridge x 3, stove x2, washer/dryer stacked, deep freeze, shed, 1 box A/C

This unique cabin at Buffalo Lake offers a full duplex-style layout, making it an ideal setup for extended family use or a seasonal rental investment. Two complete living spaces are joined by a shared wall, with a convenient interior access door allowing easy flow between both sides. Each side features 2 bedrooms, a full 4-piece bathroom, kitchen, living area, and laundry hookups. Whether you're hosting family or renting one side while enjoying the other, the flexibility here is hard to beat. Outside, the property is set up for classic lake living. A large front deck is ready for summer BBQs, while the private, tree-lined backyard offers a fire pit area for evenings under the stars. There's also plenty of space for RV parking, giving you even more room for guests. Location is a standout. Just a short walk to the beach, parks, and the popular Rochon Sands Snak Shak for ice cream runs, plus quick access to the nearby boat launch and provincial park. Recent upgrades include a brand new well, adding long-term value and peace of mind. A versatile property in a well-established lake community with strong recreational appeal.