



**19 Lakeview Drive
Rochon Sands, Alberta**

MLS # A2306546



\$789,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,821 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Lake, Landscaped, Treed, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tile Counters, Track Lighting, Vaulted Ceiling(s), Vinyl Windows

Inclusions: None

Tucked away in the sought-after community of Rochon Sands Provincial Park, this stunning fully renovated A-frame home offers the ultimate lake lifestyle with breathtaking views of Buffalo Lake. Blending modern updates with timeless character, this 3-bedroom, 3-bathroom home is designed for both relaxation and entertaining. Step inside to soaring vaulted ceilings and an abundance of natural light that perfectly frames the lake views. The open-concept main living space flows effortlessly onto a massive wrap-around deck—ideal for morning coffee, evening sunsets, and hosting family and friends. The fully developed walkout basement features a stylish bar area, creating the perfect setting for entertaining or unwinding after a day on the water. Outside, enjoy the convenience of an outdoor shower—perfect after lake days—and a garage for all your storage needs. Whether you're looking for a year-round residence or the perfect getaway, this property delivers the best of lake living in a truly picturesque setting. Don't miss your opportunity to own a piece of paradise at Buffalo Lake!