



GRASSROOTS
REALTY GROUP

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62 Sands Street
Rochon Sands, Alberta

MLS # A2308049



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,050 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Sloped Down		

Heating:	Baseboard, See Remarks	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Block, Pillar/Post/Pier	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Microwave, Window Coverings

A true cabin getaway in Rochon Sands, this 3-season home offers the kind of easy lake living people come here for. Set in one of Buffalo Lake's most loved communities, with pavement right to your doorstep, it's a place to step into and start enjoying right away. Vaulted ceilings create a bright, open feel, with a layout that keeps the kitchen, dining, and living spaces connected and functional. The kitchen has a clean farmhouse influence with open shelving and a live-edge built-in dining feature, while the gas fireplace anchors the space and adds warmth, complemented by baseboard heat. The loft-style primary bedroom is a quiet retreat with its own half bath and peaceful nature views — wake up to birds all around and the slower pace that comes with lake life. Two well-positioned bedrooms on the main level, along with a 3-piece bathroom and practical storage, make it easy to host family and friends. Outside, the property is set up to enjoy from morning to night, with two sitting areas, a dedicated firepit space, and wired and ready for a future hot tub just off the back deck. Within walking distance to public beach access, you're also surrounded by everything that makes Rochon Sands special — trails to roam through the nearby provincial park, endless birdlife, and space for all ages to explore. The community itself is a big part of the draw, with year-round events at the hall, pickleball and basketball courts, and the simple tradition of heading down to the Snack Shack for burgers and ice cream. Not to mention the time spent on and around the water — boating, swimming, and exploring the many beaches. Owners have made steps towards a slip in the future marina development that is transferable to the new owners. A place to slow down, settle in, and make the most of every visit — this is what a cabin getaway should feel like.