



19 4 Street
White Sands, Alberta

MLS # A2308370



\$249,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	1 and Half Storey		
Size:	720 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	-
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating: Electric, None, Other

Floors: Hardwood, Laminate

Roof: Metal

Basement: None

Exterior: Wood Frame

Foundation: Pillar/Post/Pier, Preserved Wood

Features: Ceiling Fan(s), High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, stove, water holding tank, microwave, all appliances, furnishings, BBQ, patio set, lawnmower

Welcome to White Sands, Alberta, located on the south shore of Buffalo Lake. This charming cabin has seen numerous renovations over the past two years, including a new metal roof, septic tank, water tank with on-demand hot water, outdoor shower, refrigerator, as well as updated drywall and flooring on the main level. You're welcomed into a cozy living room with high vaulted ceilings and an open-concept layout that's perfect for entertaining. The main level also features one bedroom and one bathroom. Upstairs, you'll find two additional bedrooms—ideal for guests or children. This cabin comes fully furnished, making it ready to enjoy on short notice—just bring your overnight bag and start enjoying lake life. Step outside to a spacious 12x16 deck with newer railing, perfect for relaxing and enjoying the outdoors. Once the trees are in full leaf, the yard offers excellent privacy. The backyard also includes an outhouse, storage shed, outdoor shower, and a newly built structure housing the water tank and on-demand hot water system. Situated in a fantastic location, there's a trail directly behind the property leading to tennis courts, a playground, and the beach just a short walk beyond. If you've been considering an affordable lake getaway, this property is well worth a look. White Sands offers a central location with Stettler just 20 minutes away, Red Deer approximately an hour, Calgary 2.5 hours, and Edmonton about 2 hours.