



GRASSROOTS
REALTY GROUP

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14 & 16 4 Street
White Sands, Alberta

MLS # A2313879



\$269,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	676 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Lawn, Many Tre		

Heating:	Propane, Wall Furnace, Wood, Wood Stove	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Low density residential
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Vinyl Windows		

Inclusions: Fridge, stove, microwave, 3 sheds, outhouse, 2 poly water tanks, propane tank, everything located on the property except for "Keurig, weed eater, clothing, golf cart".

Cozy 3-Season Cabin Just Steps from the Shores of White Sands If you are looking for a summer getaway, this charming 3-season cabin is fully furnished and is waiting on a new owner to start making memories. Step inside and feel right at home with that classic cozy cabin vibe. The open-concept kitchen, dining, and living area is ideal for entertaining, with rich hardwood floors that tie the space together beautifully. Keep warm on cooler nights with the rustic fireplace in the living room or the convenient wall-mounted propane heater. The cabin offers two comfortable bedrooms and a 3-piece bathroom, making it a great fit for families, couples, or anyone craving a peaceful lakeside retreat. Situated on two lots, this property offers plenty of outdoor space for games, gatherings, or relaxing in nature. Surrounded by mature trees and backing onto municipal reserve land, you'll enjoy near-total privacy. Plus, the beautiful sandy beaches of White Sands are just a short walk away. Enjoy the outdoors on the 12x20 deck, newly built in 2024, along with updated shingles from the same year. The yard provides ample room for RV parking, lawn games, or expanding your green space — the current owners have preserved much of the natural tree cover in the front for privacy, but there's room to clear if you'd prefer more open lawn. Additional features include three sheds — one for the water tank, one for storing all your lake toys, and a third currently used as a garden shed — plus a convenient outhouse on-site. If you're in the market for a reasonably priced cabin near one of Central Alberta's largest and most loved lakes, this may be what you've been waiting for.