



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**59 Bayview Drive  
Rochon Sands, Alberta**

**MLS # A2321919**

**\$459,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Beach, Low Maintenance Landscape, Treed		

**Heating:** Forced Air

**Water:** Well

**Floors:** Wood

**Sewer:** Holding Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R

**Foundation:** Pillar/Post/Pier

**Utilities:** -

**Features:** Natural Woodwork

**Inclusions:** Fridge, Stove,

Lakefront, vintage, and full of the classic charm that makes cabin life at Buffalo Lake so special. Set on a superior lakefront lot with pavement right to the property, this is a rare opportunity to enjoy a true lake retreat today while offering plenty of room to dream about future development opportunities tomorrow. The lot stretches all the way to the beachfront, providing your own lakefront access for a dock and boat lift, making it easy to spend long summer days cruising the lake, fishing, swimming, and enjoying everything lake life has to offer. The cabin itself is a nostalgic throwback to summers gone by, with a rustic wood exterior and lake views that steal the show. Inside, the open concept living space is filled with warm wood finishes and anchored by a stunning wall of windows overlooking the water. A cozy wood-burning fireplace with stone surround creates the perfect gathering place after a day outdoors. Two bedrooms and a full bathroom are located on the main floor, while the upper loft is currently used as a bedroom and offers endless flexibility as a sitting area, guest overflow space, or quiet retreat. Open to below, it shares the same incredible lake views found throughout the cabin. The lakeside portion of the property offers a generous flat area ideal for RV parking, additional guest parking, a firepit gathering space, or a beachside lounge area to soak up the sunshine. Whether you're drawn to the character and uniqueness of the cabin as it stands or see the potential for something new, this property offers options rarely found on the lake. Just a short stroll from the Summer Village hub, enjoy easy access to the Snack Shack, pickleball and tennis courts, playground, and community gathering spaces. Explore the walking trails, spend your days on the water, gather around the firepit at night, and embrace the lifestyle that makes Buffalo Lake so special. Get outside, slow

down, and make your lakefront dreams a reality.