



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21 Sands Street
Rochon Sands, Alberta

MLS # A2332481



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	975 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	See Remarks	Utilities:	-
Features:	Built-in Features		

Inclusions: Playhouse

Classic lakefront cottage—takes you back to summers at the lake—where mornings start with coffee on the deck, a puzzle was always underway, and a game of rummy not far behind. This three season cottage screams JUST SLOW DOWN. Days here are meant to be lazy—just steps down the street grab an ice cream or burger, or stop for a game of tennis or pickleball. Spend the afternoon on the quiet beach or at the nearby playground. Fish at your leisure, head out on the paddle board, or simply enjoy the lake as the sun goes down. Inside, three bedrooms offer plenty of room for family, including one with built-in double bunks made for cottage sleepovers. Outside, the double detached insulated garage has room for all the lake toys, while the yard is filled with established perennials and one especially charming playhouse. It's the kind of place where kids can create a world of their own—a clubhouse by day, and sleepovers by night.