



GRASSROOTS
REALTY GROUP

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**31 Sands Street
Rochon Sands, Alberta**

MLS # A2351895

\$619,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Lake, Low Maintenance Landscape, Views, Waterfront		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Negotiable

Discover serenity in Rochon Sands, nestled within this charming bungalow overlooking the tranquil waters of BUFFALO Lake. Embracing a generous 10,000 square foot lot, this home offers a rare opportunity to experience lakeside living with ease and beauty. Step inside to find a thoughtfully designed space, featuring 1042 square feet on main floor, and 1026 square feet below, providing ample room for both relaxation and recreation. Three bedrooms offer restful retreats, complemented by two full bathrooms for your comfort. Gather around the wood burning stove in the living room, creating cozy evenings with breathtaking views that stretch across the lake. Prepare delicious meals in the kitchen, complete with a convenient island for added functionality. A partially finished basement provides additional living space for entertainment or guests. The house had its metal roof done in 2016, furnace in 2018, and hot water tank in 2023. Outside, indulge in the beautifully landscaped yard, designed for low maintenance enjoyment with its gorgeous private firepit area – perfect for evenings under the stars with friends and family. Two trailer stalls offer secure storage with two 30 amp power hookups, catering to your recreational needs. Enjoy effortless lake access and unobstructed views that capture every sunrise. With community amenities like fishing, walking paths, tennis courts, pickleball courts, and playgrounds nearby, adventure awaits just beyond your doorstep. Complete with a double detached garage providing RV access/parking for six vehicles, this lakeside bungalow represents a truly exceptional lifestyle opportunity.