

# \$549,900 - 41 Sands Street, Rochon Sands

MLS® #A2205120

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,404 sqft

Residential on 0.19 Acres

NONE, Rochon Sands, Alberta

LAKEFRONT property in sought after Summer Village of Rochon Sands. This walk out to the water with an upper view of the lake is located just off the bay, close to Marina, and across the street from the Snack Shack, playground, park, community Center, and all the local amenities Rochon Sands has to offer. From the large back entry go up to the Galley kitchen with eating area, just off the living room, and for bigger dinners a dining room to accommodate a crowd. 2 bdrm 4 pce bath, and another sitting area. Just off the eating area on main are the patio doors leading onto the 26 x 10 deck for lovely lake viewing and sunrises. From the entry down enjoy an extensive family/games room , kitchenette with living room, and additional Office/study. with 3 pce bath. There is an upper loft area, for additional space as well. The complete paved driveway leads to a 16 x 44 attached garage, with large workshop area. And is accessible from house entry. This is a perfect year round home. If lake living is a dream, consider this one for a look.

Built in 1976

## Essential Information

MLS® #	A2205120
Price	\$549,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,404
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	41 Sands Street
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Single Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front, Beach Access, Waterfront

### **Interior**

Interior Features	Built-in Features, High Ceilings, See Remarks, Suspended Ceiling
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Private, See Remarks, Waterfront, Beach, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Block, Poured Concrete

### **Additional Information**

Date Listed                March 24th, 2025

Days on Market        29

Zoning                    Res

### **Listing Details**

Listing Office            Royal LePage Central

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.