

\$314,900 - 1 Sands Crescent, Rochon Sands

MLS® #A2211796

\$314,900

4 Bedroom, 2.00 Bathroom, 1,767 sqft

Residential on 0.18 Acres

NONE, Rochon Sands, Alberta

Rare find! A cabin with a duplex floorplan ready for your family's lake side adventures. A cabin at the lake x 2! Or a possible investment property ready for a seasonal rental.

Separated by a common wall, this duplex has a guest door so you can move back and forth through each side without having to go outside! Each side of this home has 2 bedrooms and a one 4pc bathroom, kitchen, living room and laundry hook-ups. A summer bbq awaits on the new large front deck. Head around back to the fire pit for a cozy cabin night under the stars on this well treed lot. There's even room for RV parking! This cabin is only a stones throw away from the boat launch on Buffalo Lake. Not to mention a short walk to Rochon Sands ice cream store (Snak Shak), beach, provincial park and play parks. Make this cabin a recreational spot for the whole family for years to come. Imagine a get away from the hustle and bustle of the summer with an actual spot to take the whole family. Brand new water well coming soon!

Built in 1988

Essential Information

MLS® #	A2211796
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,767
Acres	0.18
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1 Sands Crescent
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 15th, 2025
-------------	------------------

Days on Market	31
Zoning	Res

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

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.