

# \$349,000 - 14 & 16 1st Street, White Sands

MLS® #A2215479

**\$349,000**

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.30 Acres

NONE, White Sands, Alberta

Welcome to the Village of White Sands on the south side of Buffalo Lake!

This charming 3-season cabin is nearly ready for year-round use—just one step away from becoming a 4-season retreat. A brand-new furnace is included with the sale and simply awaits installation.

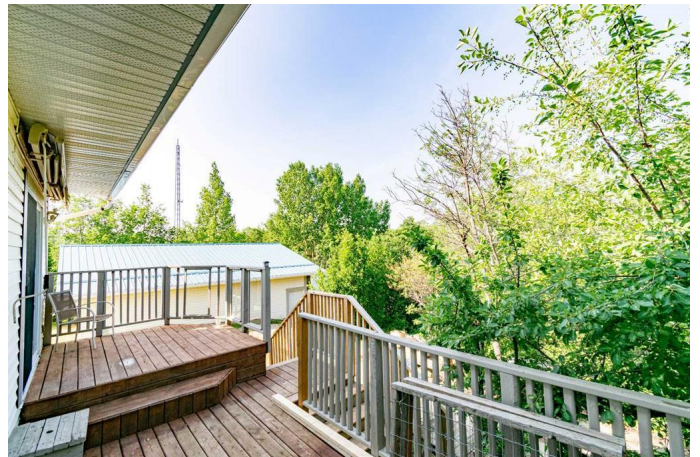
Situated on two separately titled lots totaling over 13,000 sq ft, this property features a cozy cabin on one lot and a spacious 28x30 garage on the other. (There is potential to purchase the cabin and garage separately.)

Inside, the main floor boasts walnut hardwood floors, pine walls and ceilings, and a bright, open-concept layout with vaulted ceilings. The spacious living room flows seamlessly into the dining area and kitchen, which offers ample counter space, cabinetry, and a center island with a breakfast bar. A 3-piece bathroom completes the main level.

Upstairs, you'll find three bedrooms, a 2-piece bathroom, and access to a wraparound deck on the east and north sides—perfect for taking in scenic views. An additional 12x24 deck wraps around three sides of the main floor, ideal for outdoor living and entertaining.

Surrounded by mature trees, the property offers privacy and a peaceful atmosphere, all just a short walk from some of the best beaches on Buffalo Lake.

If you've been dreaming of an affordable lake property with incredible potential, you may want to check out this one!



Built in 1992

## Essential Information

MLS® #	A2215479
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,184
Acres	0.30
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	14 & 16 1st Street
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

## Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Fireplace(s), Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Basement	None
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## Exterior

Exterior Features	Fire Pit, Private Entrance, Rain Gutters
Lot Description	Back Yard, Interior Lot, Lawn, Many Trees, Sloped, Views
Roof	Metal
Construction	Vinyl Siding
Foundation	Perimeter Wall, Piling(s), Wood

## Additional Information

Date Listed	April 28th, 2025
Days on Market	98
Zoning	Low density residential

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
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