

# \$115,000 - 23 Horse Shoe, White Sands

MLS® #A2225385

**\$115,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.45 Acres

NONE, White Sands, Alberta

Welcome to White Sands, Alberta – home to some of the best beaches on Buffalo Lake!

This versatile 0.45-acre lot is zoned Direct Control, offering incredible flexibility for residential or commercial use (with approval from the Summer Village of White Sands). Whether you're dreaming of building a cozy cabin, setting up a lakeside business, or combining both – this property gives you the freedom to do it all.

## Prime Location

Situated on the corner of two well-traveled roads, this lot once hosted a successful business and is ideally located for future commercial ventures. Picture a small shop with living quarters tucked behind – ideal for both lifestyle and income.

## Added Value

Free topsoil and large rocks for landscaping, generously offered by the owner of this and the neighboring lot (also available for purchase).

Graveled and packed surface – no need to worry about parking or site prep.

Power already connected

2000-gallon septic tank in place

Fifth-wheel trailer negotiable

One of the best perks of owning in White Sands? No building commitment – you can take your time to develop, or simply enjoy the space in your RV for now.



## Year-Round Fun

Summer in White Sands means swimming, boating, fishing, and hiking. In the winter, enjoy cross-country skiing, snowshoeing, ice fishing, skating—and even an outdoor curling rink!

Whether you're looking for a place to relax, invest, or launch your next business venture, this property offers endless possibilities.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2225385         |
| Price     | \$115,000        |
| Bathrooms | 0.00             |
| Acres     | 0.45             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 23 Horse Shoe             |
| Subdivision | NONE                      |
| City        | White Sands               |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 3B0                   |

## Amenities

|           |                                        |
|-----------|----------------------------------------|
| Utilities | Electricity Available, Sewer Available |
|-----------|----------------------------------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 159            |
| Zoning         | Direct Control |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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