

# \$449,900 - 19 Sands Street, Rochon Sands

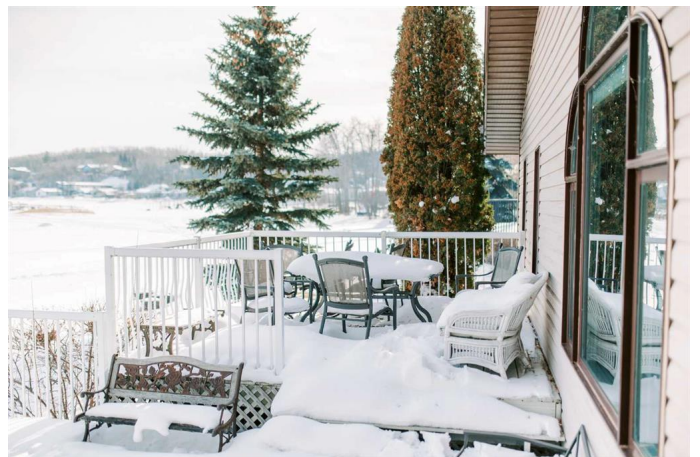
MLS® #A2194867

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,602 sqft  
Residential on 0.15 Acres

NONE, Rochon Sands, Alberta

Lakefront living doesn't get better than this! This year-round home sits right on the water, just steps from the dock and marina, making it the perfect place to enjoy everything lake life has to offer. With three bedrooms and 1.5 baths, this one-level home is designed for easy living. The kitchen and living room feature original hardwood flooring, and the front windows showcase stunning lake views. The sunroom is the perfect spot to enjoy your morning coffee on cooler days, while the front deck, and private backyard patio give you plenty of outdoor space to relax and entertain. The open concept kitchen/living room has a spacious dining area, plus an eat up island, so there's lots of room for family and friends. A corner fireplace adds warmth on cool evenings. The double attached garage is insulated and heated, and the fenced yard is great for kids and pets. The full crawl space is excellent for additional storage and the property has its own well. Beyond the beach and lake activities this home is also in a prime location for all sorts of other summer fun! It's just a short stroll to the playground, ice cream shack, the basketball hoops and tennis courts. In the winter enjoy the quiet and peaceful setting, as well as ice fishing, the skating rink right outside your door, snowmobiling, skiing and coffee with friends at the community Centre. Whether you're looking for a weekend getaway or a full-time lakefront home, this one is ready for you to enjoy!



Built in 1987

## Essential Information

MLS® #	A2194867
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,602
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	19 Sands Street
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

## Amenities

Utilities	High Speed Internet Available
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Front, Lake, Lake Front, See Remarks

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Boiler, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Dock
Lot Description	Views, Waterfront, Beach, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	56
Zoning	R1

## Listing Details

Listing Office	Real Broker
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