



**GRASSROOTS**  
REALTY GROUP

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**14 1 Street**  
**White Sands, Alberta**

**MLS # A2225140**



**\$119,000**

**Division:** NONE

**Lot Size:** 0.16 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Low density residential

**Water:** -

**Sewer:** -

**Utilities:** -

Spacious Lot with Oversized Garage &ndash; Perfect for Lake Life and Storage Situated on a generously sized lot just under 7,000 sq ft, this property includes a massive 30x28 double detached garage&mdash;ideal for all your lake life needs. Whether you already have a cabin nearby and need space to store your toys, or you're looking for a standalone retreat with ample storage, this setup delivers. The garage is powered by a dedicated 100 amp electrical panel, providing plenty of power for tools, toys, or future upgrades. There's ample parking available thanks to a gravel driveway in the front, plus additional yard space behind the garage. With a bit of insulation and a heater, you&rsquo;ll be ready to keep your gear protected and warm all winter long.