



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11 Aimie Avenue
White Sands, Alberta

MLS # A2234926



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,137 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	0.48 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Lake, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Heated shop 24 x 40, Bunkie 10 x 16

Tucked away in the peaceful lakeside community of White Sands, this immaculate 0.48-acre property offers the ultimate blend of comfort, character, and recreation. Surrounded by mature trees and lush landscaping, this thoughtfully crafted 4-bedroom, 3-bathroom walk-out home is a private escape just minutes from the beach. WITH OVER 3100 SQ. FT of beautifully finished living space, you'll find every detail designed for both relaxation and entertaining. The sun-filled main level boasts an open-concept living and dining space with vaulted ceilings, rich woodwork, and a stunning THREE-SIDED FIREPLACE. The chef's kitchen is the heart of the home, complete with a large island, custom cabinetry, soft-close drawers, and plenty of storage. Step out onto the expansive wrap-around deck for summer BBQs, soak in the hot tub, or unwind in private backyard. The spacious primary suite features private deck access, a luxurious 3-piece ensuite with dual vanities, and a show-stopping walk-in closet. One more bedroom and a full bath round out the main floor. The fully finished walk-out basement includes a cozy family room, two additional bedrooms with outdoor access, a full bathroom, and ample storage. Outside is where the magic continues—gather around one of two fire pits, cook up something delicious in the outdoor pizza oven, or let the kids take over the "bunkie," a FULLY POWERED 10x16 GUEST CABIN. The OVERSIZED ATTACHED GARAGE has ample space for all your toys vehicles or toys, while the 24x40 HEATED SHOP with wood stove offers endless possibilities for hobbyists or extra storage. Just 25 minutes to Stettler and within 2–2.5 hours of both Edmonton and Calgary, this year-round property is the perfect place to escape, gather, and enjoy life by the lake. THIS HOME MUST BE SEEN TO BE TRULY

APPRECIATED.