



**GRASSROOTS**  
REALTY GROUP

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**34 Beach Street E**  
**Rochon Sands, Alberta**

**MLS # A2275388**



**\$739,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,962 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Beach		

<b>Heating:</b>	Boiler
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Metal
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Slab
<b>Features:</b>	Laminate Counters, Natural Woodwork

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Pergola on deck, Satellite dish, Garage shelving and workbenches

Welcome to your TRUE lakefront oasis! Imagine stepping directly from your home onto the beach or to be within mere steps of a boat to start your day on the water! This rare gem is a once-in-a-lifetime opportunity to own a property that offers amazing views from both ground and upper deck levels. A Four-season cabin boasting nearly 2,000 sqft of above-ground living space on massive lot with 3 bedrooms, a bonus room, and a den that could easily be converted into additional bedroom space if needed. The property also has 2 full bathrooms. From the moment you pull up, the curb appeal is undeniable with the expansive front deck and gazebo perfect for outdoor entertaining. Step through the front door and you'll be charmed by the quaintness of the cabin with its wood beams and vinyl plank flooring. The large family room, complete with a gas fireplace, provides a cozy spot for chilly nights, while huge windows offer unobstructed views of the lake. Built-in cabinets, including a desk/office area, and a full-size dining room for sit-down family meals add to the home's functionality. The kitchen offers plenty of cabinets and storage space and has been updated with unique lighting fixtures. A few steps down lead you to a den that could double as a guest room or serve as a private media room. The den opens to the garage, a perfect space for storing your water toys with its attractive custom floor, durable tin interior, and ample storage, workbenches, and shelving. Upstairs, you'll find a MASSIVE primary bedroom with enough space for a sitting area and double closets. This room leads into the bonus room currently being used as the fourth bedroom. From the bonus room, a garden door opens onto the upper deck, providing a breathtaking expansive lake view. The upper deck is set up for a hot tub, making it an ideal spot for relaxation-imagine the sunsets you

will see while enjoying a little dip in the tub! With the cabin being positioned at the front of the large lot, the balance of the land features mature trees in the background, offering a natural habitat for children to explore. The home is heated by a boiler system and has two large holding tanks which are very convenient for extended stays. This property is a perfect generational family retreat, providing a place for your family and friends to create memories for many years to come!