



**GRASSROOTS**  
REALTY GROUP

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**12 Earls Way  
White Sands, Alberta**

**MLS # A1162613**



**\$139,000**

**Division:** NONE

**Lot Size:** 0.53 Acre

**Lot Feat:** Backs on to Park/Green Space, Brush, Corner Lot, Cul-De-Sac, Rectang

**By Town:** -

**LLD:** 28-48-20-W4

**Zoning:** R2

**Water:** -

**Sewer:** -

**Utilities:** -

This is a Great lot that is close to the boat launch and right down the road from the Water Station. This lot also has the opportunity to be serviced by the main water line directly across the main road. This saves the cost and maintenance of drilling a well or hauling water to a cistern. The lot has the opportunity to have a walkout home in three different directions. It has some Natural Tree cover and some privacy from the road. The Summer Village has multiple access to the beach for everyone to have access to the beach and enjoy the lake. There is very functionable Community hall available to rent and hold functions all year round. The Village hosts events there during the summer. The Village also has multiple playgrounds, tennis courts, basketball courts and recreation areas. This is a excellent place to enjoy the summer and get away from the hustle & bustle of the City!