



GRASSROOTS
REALTY GROUP

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

12 Blue Bell Place
White Sands, Alberta

MLS # A2110201



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,074 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Beach, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	LR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Water cooler, White cabinet beside washer and dryer, freezer in garage, fridge in garage, fire pit.

Looking for a very affordable, DOUBLE LAKE LOT property with a family oriented year-round home??? Escape the higher prices of Sylvan Lake, Gull Lake or Pigeon Lake and cast your view to the south shore of Buffalo Lake in the SV of White Sands. # 12 Blue Bell Place is situated approx. 25 mins from Stettler, 50 +/- mins from Camrose and 60 +/- minutes from Red Deer. This property has and will create many lasting memories over the years for both small and larger family gatherings. The 3-bedroom / 2-bathroom home has RMS measurements that indicate 1,609 +/- sq ft on the main level; 465 +/- sq ft on the loft area and 22'x26'x9' attached garage. Some unique features of this LAKE LOT listing include: ~Spectacular lake view(s) c/w wrap-around deck, ~Double lot(s) ~ 1.0 Ac +/- in total, ~Excellent for group camping, etc., ~Mature trees, landscaping, etc., ~Situated at the end of the SV development - No further development can occur to west side, ~Very close to the public boat launch, ~"Turn-Key" 4-season home, ~Recent significant upgrades include: Newer rubber shingles (2015), Newer smart board siding (2018), A/C summer cooling, newer auto start N-Gas fired generator, New high energy furnace in Jan 2024. Site services include a drilled water well and a private sewage system c/w septic field. All this, and more can be yours!!!!