



GRASSROOTS
REALTY GROUP

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11 Aimie
White Sands, Alberta

MLS # A2115326



\$839,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,630 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.48 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Views		

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:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot tub & cover, 2 firepits,

LOVE LAKE LIFE ? This awesome 4 bedroom home in the family friendly community of White Sands is looking for you - home sits on .48 acre lot with trees and fully landscaped yard - chill out around either of the two firepits and enjoy the peace & quiet lake life offers. Over 1600 sq. ft of living space is offered - stepping into the home on the lower walk out level you have the family room, two very large bedrooms, both with doors to the outside, a full 4 piece bathroom and storage / laundry room. Moving upstairs you will enjoy the view of the lake from the wall of windows in the front room also featuring soaring ceilings, a three sided fireplace shared with the dining room which easily accommodates the crew for meals & or entertaining guests - you can't help but notice the amazing wood work throughout the home, unique ceilings and hand crafted cabinetry in all areas. Kitchen is definitely family sized and the island seats 6 comfortably, loads of counter space and soft close cabinets in the kitchen - be sure to open the pantry doors which feature pull out drawers. Just off the kitchen you can enjoy summer BBQ's on the massive wrap around deck or chill out in the covered porch/solarium and just out the door to the hot tub ! The primary bedroom is sure to please, easily fits your king size furniture, 3 pc ensuite and patio doors out to the deck. Another bedroom & full bathroom complete this level of the home. Pizza night would be awesome as you can bake your pizzas in your own pizza oven just out front of the home. The 2 car garage is oversized and could have up to 4 vehicles or 2 and lots of toys - just off the garage you have a cold storage room. Just in case you need a little extra room the 24 x 40 gas heated shop also with a wood burning stove is steps away from the main house eases any storage concerns or would be an awesome workshop. Kids will love the "bunkie" - a

10x16'6 building , a great place for them to enjoy their own space , has a bed, tv & power and could be used as an extra sleeping space for guests. Enjoy year round activities in White Sands just 25 minutes from Stettler, and within a 2-2.5 hour drive of either Edmonton or Calgary.