



GRASSROOTS
REALTY GROUP

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22 Front Street
White Sands, Alberta

MLS # A2207760



\$510,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,466 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Beach, Environmental Reserve, Gentle Sloping, Lake, Waterfront		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, See Remarks		

Inclusions: Comes fully finished. See Schedule A

Prime lakefront location along the sandy shores of White Sands at Buffalo Lake! This vintage cabin is a place where lasting memories are to be made! With a sloped walk down to the beach, this private retreat offers an escape from everyday life, with large spanning lakeside yard and beautiful beachfront views. This custom cabin, perfect for large families or groups, Features an eat-in kitchen, family style living room centered around a wood burning stove and a large deck with stunning lake views, this custom cabin is perfect for large families or groups. With 4 bedrooms, a loft area, and a finished "bunkie" space below for additional guests, there is plenty of room for all. The excellent lake frontage spans all the way to the lake providing room for games, and evening campfires. This lakefront home provides you with the ability to put your boat and dock right out your door adding extra convenience to your lake lifestyle. White Sands is renowned for its sandy beaches and vibrant community, offering year round events for residents to enjoy. Whether you prefer swimming, boating and fishing in the summer months, or skating, snowmobiling and Ice shack fishing in the winter months, there is always something to do at Buffalo Lake! Don't miss out on the opportunity to own this "Memory Maker" cabin and start creating unforgettable memories with your loved ones.