

\$339,900 - 1 Sands Crescent, Rochon Sands

MLS® #A2211796

\$339,900

4 Bedroom, 2.00 Bathroom, 1,767 sqft

Residential on 0.18 Acres

NONE, Rochon Sands, Alberta

Rare find! A cabin with a duplex floorplan ready for your family's lake side adventures. A cabin at the lake x 2! Or a possible investment property ready for a seasonal rental.

Separated by a common wall, this duplex has a guest door so you can move back and forth through each side without having to go outside! Each side of this home has 2 bedrooms and a one 4pc bathroom, kitchen, living room and laundry hook-ups. A summer bbq awaits on the new large front deck. Head around back to the fire pit for a cozy cabin night under the stars on this well treed lot. There's even room for RV parking! This cabin is only a stones throw away from the boat launch on Buffalo Lake. Not to mention a short walk to Rochon Sands ice cream store (Snak Shak), beach, provincial park and play parks. Make this cabin a recreational spot for the whole family for years to come. Imagine a get away from the hustle and bustle of the summer with an actual spot to take the whole family. Brand new water well coming soon!

Built in 1988

Essential Information

| | |
|------------|-----------|
| MLS® # | A2211796 |
| Price | \$339,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|-------------|
| Square Footage | 1,767 |
| Acres | 0.18 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 1 Sands Crescent |
| Subdivision | NONE |
| City | Rochon Sands |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0C 3B0 |

Amenities

| | |
|----------------|-----------------------|
| Utilities | Electricity Connected |
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage |
| Appliances | Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | Wall/Window Unit(s) |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Storage |
| Lot Description | Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
|-------------|------------------|

| | |
|----------------|-----|
| Days on Market | 5 |
| Zoning | Res |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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