

\$169,000 - 15 Horse Shoe, White Sands

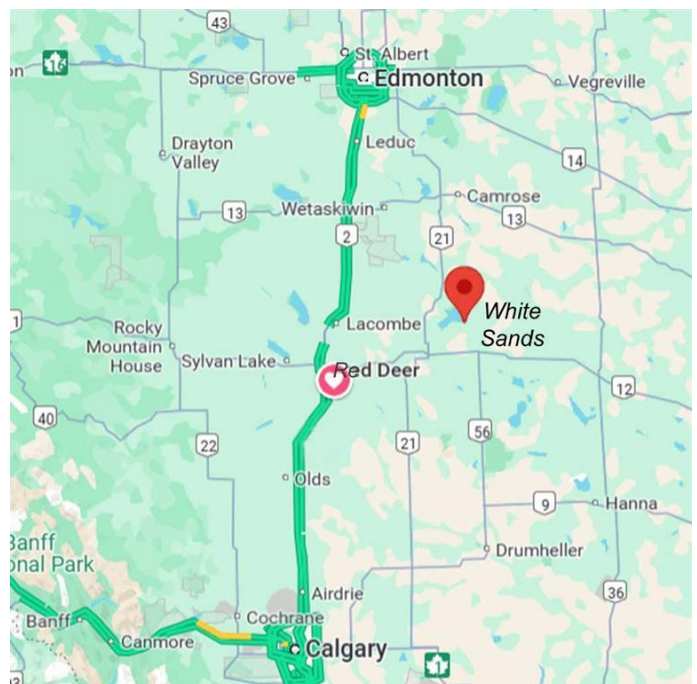
MLS® #A2139629

\$169,000

0 Bedroom, 0.00 Bathroom,
Land on 0.44 Acres

NONE, White Sands, Alberta

Life is better at the lake! Experience the relaxing vibes as you take in this charming property. This nearly half acre flat lot backs unto a municipal reserve which blends the function of the lot with the beauty of nature all around. It is equipped with RV hook ups, making it perfect for someone to pull in and peacefully relax on the attached deck area. This property is LANDSCAPED, PARTIALLY FENCED, has a SHELTERLOGIC STORAGE UNIT and also has a COZY SHED/BUNKHOUSE WITH ELECTRICITY. The eye-catching CUSTOM GRAIN BIN FIRE PIT area is a rare treasure that will surely impress! There is a charming little hidden childrens™s fairy garden in the trees to discover. This property has NATURAL GAS TO THE PROPERTY LINE, ELECTRICITY on the lot & SEPTIC HOLDING TANK. WATER is available at the nearby White Sands water filing station. The 3-slide 5th wheel is also available for separate sale. Use this land as it is for a seasonal getaway or build your permanent country home! The White Sands community of Buffalo Lake offers 9 beach access points for both Summer & Winter outdoor activities – Various Summer water sports ~ fishing ~ walking/biking pathways ~ community hall ~ basketball, tennis & pickle ball courts ~ snowmobiling ~ cross country skiing ~ ice skating ~ Central Alberta nature lover™s paradise! There are also many community events to take part in, including a Canada Day parade that goes right past this



property which the family is sure to love! The Summer Village of White Sands is about 20 minutes from Stettler ~ about an hour from Red Deer ~ 2 to 2 and a half hours from Calgary or Edmonton.

Essential Information

MLS® #	A2139629
Price	\$169,000
Bathrooms	0.00
Acres	0.44
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	15 Horse Shoe
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

Amenities

Utilities	Electricity Available, Natural Gas at Lot Line, See Remarks, Sewer Available
-----------	--

Exterior

Lot Description	Fruit Trees/Shrub(s), Landscaped, Treed
-----------------	---

Additional Information

Date Listed	June 15th, 2024
Days on Market	466
Zoning	R2

Listing Details

Listing Office	2 Percent Realty Advantage
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.