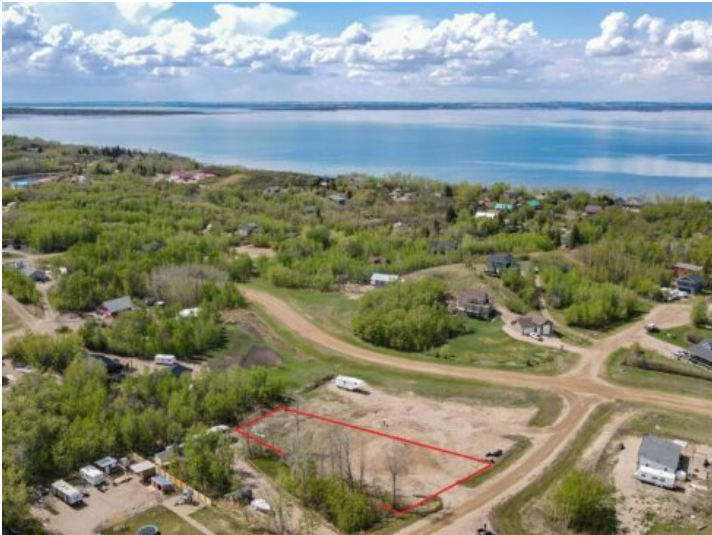


**21 Horse Shoe
White Sands, Alberta****MLS # A2225391****\$100,000****Division:** NONE**Lot Size:** 0.42 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** Direct control**Water:** -**Sewer:** -**Utilities:** -

Welcome to the Summer Village of White Sands, Alberta! We're excited to present a .42-acre parcel located just off the bustling Jennifer Drive—an ideal spot with exceptional potential. Zoned Direct Control, this lot offers flexible development opportunities. With municipal approval, it can be used for residential or commercial purposes, making it a fantastic option for those looking to live, invest, or run a business near the lake. Thinking about opening a store or seasonal business? The groundwork is already in place—gravel has been added, making parking and access easy from the start. Location, Location! Just one lot in from Jennifer Drive and situated along Horse Shoe Lane, this property is in a prime area. The adjacent corner lot (on Jennifer Drive and Horse Shoe Lane) is also available for purchase—offering even more space and visibility if you're planning a larger venture. Why White Sands? This vibrant community comes alive during spring, summer, and fall, drawing visitors and residents to its stunning natural surroundings. White Sands boasts: Some of the best beaches on Buffalo Lake Scenic walking trails Fishing, boating, swimming, and hiking in warmer months Ice fishing, skating, snowshoeing, and cross-country skiing in winter—plus a community curling rink set up last year! Whether you're dreaming of lakeside living, looking for a place to park your RV, or considering a business opportunity in a high-traffic seasonal area—this lot is full of promise.