

**29 Bayview Street  
Rochon Sands, Alberta**

**MLS # A2079359**



**\$548,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Landscaped, Sloped, Views, Waterfront		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Open Floorplan		

**Inclusions:** Tool chests in garage

Stunning view! Turn key property&hellip; Absolutely amazing views of the Bay! This could be the perfect retirement property, Or a quite get away holiday home to escape the city. With the wrap around deck there is a perfect view of the lake from anywhere. This 2002 built home constructed with ICF block attached garage with 2x6 walls, metal roof, dura decking with aluminum rails, asphalt driveway for a maintenance free exterior. Two bedrooms one and a half bathrooms, and very open concept kitchen dining and living room makes for a very cozy feel. The attached garage has mostly been used for entertainment, it has in-floor heating and is well insulated. Added to this is a murphy bed attached with matching book cases for extra company. All the mechanical is stored in the basement crawl space. Central air has been updated 4 years ago. It has a drilled well, reverse osmosis system and a 12 hundred gallon holding tank for sewage. The Summer village is always a fun place to be with so much to do and very friendly crowd of people from all over. There are many year round villagers as well. The village has a a community hall, marina, pickle ball and tennis courts, a disc golf course and 3 great golf courses close by. In the winter, you can partake in ice fishing, sledding, snowshoeing, cross country skiing, or skate on the ice that they flood and light up! Whether your wanting to relax, get your boat out, fish, or just sit back and enjoy the views, come for the property&hellip;. But stay for the lifestyle.