

**19 Sands Street
Rochon Sands, Alberta**

MLS # A2194867



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,602 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Beach, Standard Shaped Lot, Views, Waterfront		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Wood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	High Speed Internet
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)		

Inclusions: window coverings, 10'x4' Shed

Lakefront living doesn't get better than this! This year-round home sits right on the water, just steps from the dock and marina, making it the perfect place to enjoy everything lake life has to offer. With three bedrooms and 1.5 baths, this one-level home is designed for easy living. The kitchen and living room feature original hardwood flooring, and the front windows showcase stunning lake views. The sunroom is the perfect spot to enjoy your morning coffee on cooler days, while the front deck, and private backyard patio give you plenty of outdoor space to relax and entertain. The open concept kitchen/living room has a spacious dining area, plus an eat up island, so there's lots of room for family and friends. A corner fireplace adds warmth on cool evenings. The double attached garage is insulated and heated, and the fenced yard is great for kids and pets. The full crawl space is excellent for additional storage and the property has its own well. Beyond the beach and lake activities this home is also in a prime location for all sorts of other summer fun! It's just a short stroll to the playground, ice cream shack, the basketball hoops and tennis courts. In the winter enjoy the quiet and peaceful setting, as well as ice fishing, the skating rink right outside your door, snowmobiling, skiing and coffee with friends at the community Centre. Whether you're looking for a weekend getaway or a full-time lakefront home, this one is ready for you to enjoy!