

**62 Sands Street
Rochon Sands, Alberta****MLS # A2200730****\$425,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,050 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Sloped Down		

Heating:	Baseboard, See Remarks	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Block, Pillar/Post/Pier	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Window Coverings, Microwave

This beautiful 3-Season cabin offers the perfect blend of rustic charm blended with new construction convenience. Located in the sought-after Rochon Sands area, the home boasts three spacious bedrooms, 1.5 bathrooms, and an open-concept layout with vaulted ceilings that create a bright and airy feel. The charming kitchen features open shelving and a live edge built-in dining feature. The gas fireplace is the focal point of the home and provides warmth throughout, supplemented by baseboard electric heat. The master bedroom, located in the loft, comes with a convenient half bath and picturesque nature views allowing you to wake up each morning to the birds. There are 2 perfectly appointed rooms on the main level, and 3 pc bath as well as storage area for everything you need to store. Outside, 2 sitting areas to enjoy throughout the day as well as firepit area. This home has been thoughtfully designed so all you need to do is move in and start enjoying. It provides an ideal retreat, offering comfort and charm in a serene lakeside setting with public beach points within walking distance. The village of Rochon Sands is a welcoming community and offers a variety of activities for residents of all ages, including nature walks, pickleball courts, and the popular Snack Shack and pavement right to your door. Get out to the lake and start making memories!