

**41 Sands Street
Rochon Sands, Alberta****MLS # A2205120****\$549,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,404 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Beach, Fruit Trees/Shrub(s), Irregular Lot, Lake, Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Res
Foundation:	Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, High Ceilings, See Remarks, Suspended Ceiling		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

LAKEFRONT property in sought after Summer Village of Rochon Sands. This walk out to the water with an upper view of the lake is located just off the bay, close to Marina, and across the street from the Snack Shack, playground, park, community Center, and all the local amenities Rochon Sands has to offer. From the large back entry go up to the Galley kitchen with eating area, just off the living room, and for bigger dinners a dining room to accommodate a crowd. 2 bdrm 4 pce bath, and another sitting area. Just off the eating area on main are the patio doors leading onto the 26 x 10 deck for lovely lake viewing and sunrises. From the entry down enjoy an extensive family/games room, kitchenette with living room, and additional Office/study. with 3 pce bath. There is an upper loft area, for additional space as well. The complete paved driveway leads to a 16 x 44 attached garage, with large workshop area. And is accessible from house entry. This is a perfect year round home. If lake living is a dream, consider this one for a look.