

## 1 Sands Crescent Rochon Sands, Alberta

**MLS # A2211796**

# \$339,900

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bungalow  |        |                   |
| Size:     | 1,767 sq.ft.  | Age:   | 1988 (37 yrs old) |
| Beds:     | 4   | Baths: | 2                 |
| Garage:   | Off Street  |        |                   |
| Lot Size: | 0.18 Acre   |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Treed |        |                   |

|             |  |            |                       |
|-------------|--|------------|-----------------------|
| Heating:    | Forced Air, Natural Gas  | Water:     | Well                  |
| Floors:     | Carpet, Linoleum   | Sewer:     | Septic Tank           |
| Roof:       | Asphalt Shingle  | Condo Fee: | -                     |
| Basement:   | Crawl Space, None  | LLD:       | -                     |
| Exterior:   | Wood Frame   | Zoning:    | Res                   |
| Foundation: | Wood   | Utilities: | Electricity Connected |
| Features:   | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage |            |                       |

**Inclusions:** Fridge x3, stove x2, washer/dryer stacked, deep freeze, shed, 1 box A/C

Rare find! A cabin with a duplex floorplan ready for your family's lake side adventures. A cabin at the lake x 2! Or a possible investment property ready for a seasonal rental. Separated by a common wall, this duplex has a guest door so you can move back and forth through each side without having to go outside! Each side of this home has 2 bedrooms and a one 4pc bathroom, kitchen, living room and laundry hook-ups. A summer bbq awaits on the new large front deck. Head around back to the fire pit for a cozy cabin night under the stars on this well treed lot. There's even room for RV parking! This cabin is only a stones throw away from the boat launch on Buffalo Lake. Not to mention a short walk to Rochon Sands ice cream store (Snak Shak), beach, provincial park and play parks. Make this cabin a recreational spot for the whole family for years to come. Imagine a get away from the hustle and bustle of the summer with an actual spot to take the whole family. Brand new water well coming soon!