

**1 Sands Crescent
Rochon Sands, Alberta**

MLS # A2211796



\$314,900

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 cabin 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. This cabin just recently had the addition of a brand new well!