

# \$169,000 - 15 Horse Shoe, White Sands

MLS® #A2139629

**\$169,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.44 Acres

NONE, White Sands, Alberta

Life is better at the lake! Experience the relaxing vibes as you take in this charming property. This nearly half acre lot backs unto a municipal reserve which blends the function of the lot with the beauty of nature all around. It is equipped with full RV hook ups, making it perfect for someone to pull in and peacefully relax on the attached deck area. This property is LANDSCAPED, PARTIALLY FENCED, has a SHELTERLOGIC STORAGE UNIT and also has a COZY SHED/BUNKHOUSE WITH ELECTRICITY. The eye-catching CUSTOM GRAIN BIN FIRE PIT area is a rare treasure that will surely impress! There is a charming little hidden children's fairy garden in the trees to discover. This property has NATURAL GAS TO THE PROPERTY LINE, ELECTRICITY on the lot, SEPTIC HOLDING TANK and shares the WELL WATER from the family-owned lot next door. The 3 slide 5th wheel is also available for separate sale. Use this land as it is for a seasonal getaway or build your permanent country home! The White Sands community of Buffalo Lake offers 9 beach access points for both Summer & Winter outdoor activities – Various Summer water sports ~ fishing ~ walking/biking pathways ~ community hall ~ basketball, tennis & pickle ball courts ~ snowmobiling ~ cross country skiing ~ ice skating ~ Central Alberta nature lover's paradise! There are also many community events to take part in, including a Canada Day parade that goes right past this property which the family is sure to



love! The Summer Village of White Sands is about 20 minutes from Stettler ~ about an hour from Red Deer ~ 2 to 2 and a half hours from Calgary or Edmonton.

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2139629         |
| Price     | \$169,000        |
| Bathrooms | 0.00             |
| Acres     | 0.44             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 15 Horse Shoe             |
| Subdivision | NONE                      |
| City        | White Sands               |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 3B0                   |

### Amenities

|           |  |
|-----------|--|
| Utilities | Electricity Available, Natural Gas at Lot Line, Sewer Available, Water Available |
|-----------|--|

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | Fruit Trees/Shrub(s), Landscaped, Treed |
|-----------------|---|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2024 |
| Days on Market | 309             |
| Zoning         | R2              |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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