

\$349,000 - 14 & 16 1st Street, White Sands

MLS® #A2215479

\$349,000

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.30 Acres

NONE, White Sands, Alberta

Welcome to the Village of White Sands on the south side of Buffalo Lake!

This charming 3-season cabin is nearly ready for year-round use—just one step away from becoming a 4-season retreat. A brand-new furnace is included with the sale and simply awaits installation.

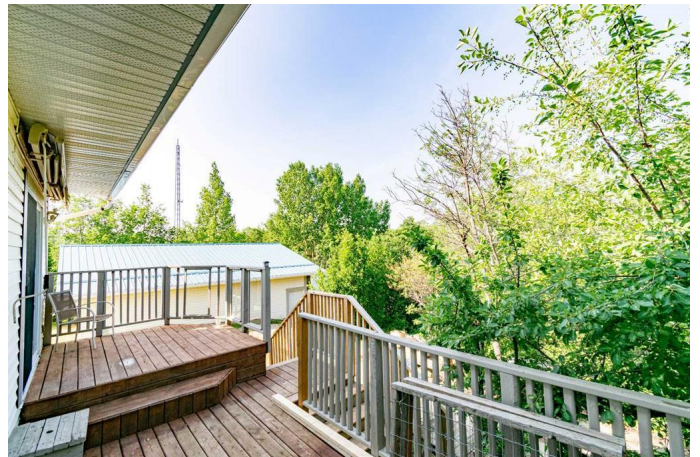
Situated on two separately titled lots totaling over 13,000 sq ft, this property features a cozy cabin on one lot and a spacious 28x30 garage on the other. (There is potential to purchase the cabin and garage separately.)

Inside, the main floor boasts walnut hardwood floors, pine walls and ceilings, and a bright, open-concept layout with vaulted ceilings. The spacious living room flows seamlessly into the dining area and kitchen, which offers ample counter space, cabinetry, and a center island with a breakfast bar. A 3-piece bathroom completes the main level.

Upstairs, you'll find three bedrooms, a 2-piece bathroom, and access to a wraparound deck on the east and north sides—perfect for taking in scenic views. An additional 12x24 deck wraps around three sides of the main floor, ideal for outdoor living and entertaining.

Surrounded by mature trees, the property offers privacy and a peaceful atmosphere, all just a short walk from some of the best beaches on Buffalo Lake.

If you've been dreaming of an affordable lake property with incredible potential, you may want to check out this one!



Built in 1992

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2215479 |
| Price | \$349,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,184 |
| Acres | 0.30 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 14 & 16 1st Street |
| Subdivision | NONE |
| City | White Sands |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0C 3B0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Skylight(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating | Fireplace(s), Natural Gas, See Remarks |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |

| | |
|----------|------|
| Basement | None |
|----------|------|

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Entrance, Rain Gutters |
| Lot Description | Back Yard, Interior Lot, Lawn, Many Trees, Views, Sloped |
| Roof | Metal |
| Construction | Vinyl Siding |
| Foundation | Perimeter Wall, Wood, Piling(s) |

Additional Information

| | |
|----------------|-------------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 35 |
| Zoning | Low density residential |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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