

# \$429,000 - 39 Front Street, White Sands

MLS® #A2193492

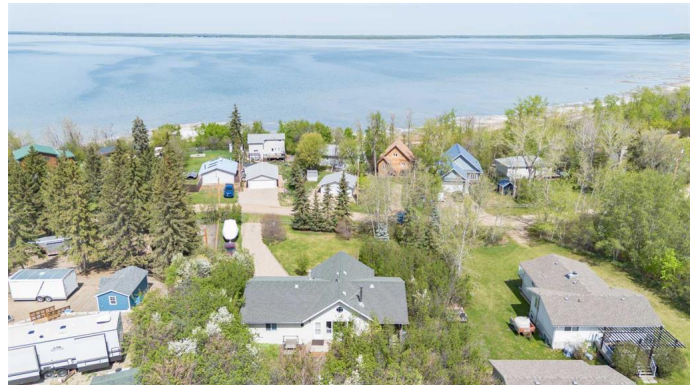
**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.49 Acres

NONE, White Sands, Alberta

Beautiful lake views with walkout! This property is just under half an acre right across the street from the lake! The living area of the main floor is designed for easy entertaining; while you're getting the drinks and snacks ready in the kitchen, you can still visit with your guests. The large dining area can accommodate any dining room table, with large windows overlooking the lake. Just off the dining room is the generously sized living room, with vaulted ceilings, upgraded lighting and a cozy, custom fireplace for those cooler days. The living room has large south facing windows, so there is plenty of natural light. Just off the main living area is the fantastic 10x26 private covered deck. So, rain or shine, you can enjoy the outdoors. There are also 2 good-sized bedrooms, and a freshly renovated 4-piece bathroom. The custom tiled shower/bath has just been installed in February 2025. Downstairs, the walkout basement has a great family room, 2 bedrooms with full-sized windows, a 2-piece bathroom, and access to the attached garage. The hot water tank in the adjacent utility room was just replaced in February 2025, and hidden under the stairwell is the water holding tank. Outside, youâ€™ll find .49 acres with 130 feet of frontage to enjoy, so there is plenty of recreational space and parking. The front yard is ideal for sitting and appreciating the lake view. It showcases a beautifully treed landscape with mature fruit and lilac trees, as well as perennials. Much of the property has



been fenced -- great if you have dogs or little ones. Under the covered deck is the private area for the 3-season, 6-person hot tub, which is included in the sale. Also included are two large sheds, one of which has power and light. The back wall of the home is outfitted with hot and cold water taps. The back yard boasts a great firepit area featuring a custom stone retaining wall with seating, and is surrounded in trees, so even on the windiest days you can still enjoy sitting around the fire. Beyond the retaining wall is forested to the property's edge, for privacy and shelter, with a municipal reserve and walking paths. If you've been looking for a year-round lake house that is tasteful, comfortable and affordable, you may want to take a look at this one!

Built in 2001

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2193492    |
| Price          | \$429,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,160       |
| Acres          | 0.49        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 39 Front Street           |
| Subdivision | NONE                      |
| City        | White Sands               |
| County      | Stettler No. 6, County of |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0C 2L0 |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected |
| Parking Spaces | 6   |
| Parking        | Single Garage Attached  |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island |
| Appliances        | Electric Stove, Refrigerator                 |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full                               |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Yard  |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Lawn, Landscaped, Native Plants |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | February 8th, 2025      |
| Days on Market | 151                     |
| Zoning         | Low Density Residential |

### Listing Details

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

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