

# **\$425,000 - 62 Sands Street, Rochon Sands**

MLS® #A2200730

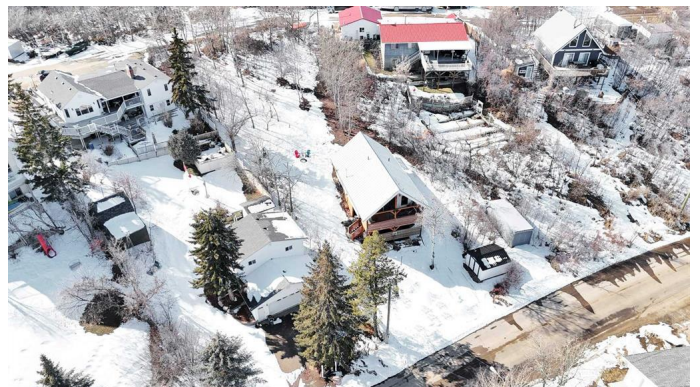
**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 0.27 Acres

NONE, Rochon Sands, Alberta

This beautiful 3-Season cabin offers the perfect blend of rustic charm blended with new construction convenience. Located in the sought-after Rochon Sands area, the home boasts three spacious bedrooms, 1.5 bathrooms, and an open-concept layout with vaulted ceilings that create a bright and airy feel. The charming kitchen features open shelving and a live edge built-in dining feature. The gas fireplace is the focal point of the home and provides warmth throughout, supplemented by baseboard electric heat. The master bedroom, located in the loft, comes with a convenient half bath and picturesque nature views allowing you to wake up each morning to the birds. There are 2 perfectly appointed rooms on the main level, and 3 pc bath as well as storage area for everything you need to store. Outside, 2 sitting areas to enjoy throughout the day as well as firepit area. This home has been thoughtfully designed so all you need to do is move in and start enjoying. It provides an ideal retreat, offering comfort and charm in a serene lakeside setting with public beach points within walking distance. The village of Rochon Sands is a welcoming community and offers a variety of activities for residents of all ages, including nature walks, pickleball courts, and the popular Snack Shack and pavement right to your door. Get out to the lake and start making memories!

Built in 2019



## Essential Information

MLS® #	A2200730
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,050
Acres	0.27
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	62 Sands Street
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

## Amenities

Parking	Parking Pad
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## Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Refrigerator, Stove(s), Window Coverings
Heating	Baseboard, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, None, Unfinished

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block, Pillar/Post/Pier

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	31
Zoning	R

### **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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