

**21 Sands Street**  
**Rochon Sands, Alberta**

**MLS # A2332481**



**\$299,900**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | Cottage/Cabin                                                   |               |                   |
| <b>Size:</b>     | 975 sq.ft.                                                      | <b>Age:</b>   | 1970 (56 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached                                          |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Few Trees, Landscaped, Waterfront |               |                   |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | See Remarks               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features         |                   |    |

**Inclusions:** Playhouse

LISTED WELL BELOW ASSESSED VALUE - Classic lakefront cottage&mdash; takes you back to summers at the lake-where mornings start with coffee on the deck, a puzzle was always underway, and a game of rummy not far behind. This three season cottage screams JUST SLOW DOWN. Days here are meant to be lazy&hellip;just steps down the street grab an ice cream or burger, or stop for a game of tennis or pickleball. Spend the afternoon on the quiet beach or at the nearby playground. Fish at your leisure, head out on the paddle board, or simply enjoy the lake as the sun goes down. Inside, three bedrooms offer plenty of room for family, including one with built-in double bunks made for cottage sleepovers. Outside, the double detached insulated garage has room for all the lake toys, while the yard is filled with established perennials and one especially charming playhouse. It&rsquo;s the kind of place where kids can create a world of their own&mdash;a clubhouse by day, and sleepovers by night.