

# \$875,000 - 12 Blue Bell Place, White Sands

MLS® #A2110201

**\$875,000**

3 Bedroom, 2.00 Bathroom, 2,074 sqft

Residential on 1.00 Acres

NONE, White Sands, Alberta

Looking for a very affordable, DOUBLE LAKE LOT property with a family oriented year-round home??? Escape the higher prices of Sylvan Lake, Gull Lake or Pigeon Lake and cast your view to the south shore of Buffalo Lake in the SV of White Sands. # 12 Blue Bell Place is situated approx. 25 mins from Stettler, 50 +/- mins from Camrose and 60 +/- minutes from Red Deer. This property has and will create many lasting memories over the years for both small and larger family gatherings. The 3-bedroom / 2-bathroom home has RMS measurements that indicate 1,609 +/- sq ft on the main level; 465 +/- sq ft on the loft area and 22'6" x 26'9" attached garage. Some unique features of this LAKE LOT listing include: ~Spectacular lake view(s) c/w wrap-around deck, ~Double lot(s) @ 1.0 Ac +/- in total, ~Excellent for group camping, etc., ~Mature trees, landscaping, etc., ~Situated at the end of the SV development - No further development can occur to west side, ~Very close to the public boat launch, ~Turn-Key • 4-season home, ~Recent significant upgrades include: Newer rubber shingles (2015), Newer smart board siding (2018), A/C summer cooling, newer auto start N-Gas fired generator, New high energy furnace in Jan 2024. Site services include a drilled water well and a private sewage system c/w septic field. All this, and more can be yours!!!!



Built in 1980

## Essential Information

MLS® #	A2110201
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,074
Acres	1.00
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	12 Blue Bell Place
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3L0

## Amenities

Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Water Softener
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

**Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Beach, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Landscaped, Pie Shaped Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	March 27th, 2024
Days on Market	410
Zoning	LR

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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