

# \$499,000 - 21 Aimie Avenue, White Sands

MLS® #A2215084

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,775 sqft

Residential on 0.48 Acres

NONE, White Sands, Alberta

WELCOME TO ALBERTA! Buffalo Lake, the largest Alberta Lake south of Edmonton, discover the mystique of White Sands hidden away amongst the hills and trees. A marvellous layout you'd expect in a lake home, featuring a grand great room with just shy of 18' ceilings, walls of windows enjoying the beautiful neighbourhood, an open to below upper level, and an open concept kitchen. The wrap around deck ties the kitchen door to the front entry and lets you make the most of whichever side has the sun. The Master suite upstairs, your own personal haven with dual closets, skylight, private balcony and a luxurious ensuite showcasing a stunning clawfoot tub and pedestal sink combo, plus a separate shower. Two more main floor bedrooms and main floor bathroom to service the rest of the home. The oversized three car garage, completely finished with in-floor heat allows room to get all the toys under cover, or enjoy even more recreation than the lake already offers! This home has its own well and septic system. Out back is a completely treed fire pit area and carrying on from that takes you to Jack's pond, a hot spot for the kids with basketball hoops, swings and a playground set and the pond itself which is cleared in the winter for curling and skating. The public walkway to the beach is just one door down from the home. The beaches are sandy, the lake is huge and healthy and offers swimming, power sports and kickass Jack fishing. The Great Stettler, Alberta is just 15-20 minutes



away depending on how heavy your foot,  
Camrose is about 45 and Red Deer just an  
hour away. "BUFFALO LAKE - Where Good  
Times Roam!"

Built in 1998

### Essential Information

MLS® #	A2215084
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,775
Acres	0.48
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	21 Aimie Avenue
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Amenities

Parking Spaces	6
Parking	Parking Pad, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Natural Woodwork
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Great Room
Basement	None

## Exterior

Exterior Features	Balcony, Fire Pit, Other, Private Yard, Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Lake, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 25th, 2025
Days on Market	23
Zoning	R2

## Listing Details

Listing Office	Alberta Realty Inc.
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