

# **\$819,900 - 34 Beach Street E, Rochon Sands**

MLS® #A2199418

**\$819,900**

3 Bedroom, 2.00 Bathroom, 1,962 sqft

Residential on 0.23 Acres

NONE, Rochon Sands, Alberta

Welcome to your TRUE lakefront oasis! Imagine stepping directly from your home onto the beach or to be within mere steps of a boat to start your day on the water! This rare gem is a once-in-a-lifetime opportunity to own a property that offers amazing views from both ground and upper deck levels. A Four-season cabin boasting nearly 2,000 sqft of above-ground living space with 3 bedrooms, a bonus room, and a den that could easily be converted into additional bedroom space if needed. The property also has 2 full bathrooms. From the moment you pull up, the curb appeal is undeniable with the expansive front deck and gazebo perfect for outdoor entertaining. Step through the front door and you'll be charmed by the quaintness of the cabin with its wood beams and vinyl plank flooring. The large family room, complete with a gas fireplace, provides a cozy spot for chilly nights, while huge windows offer unobstructed views of the lake. Built-in cabinets, including a desk/office area, and a full-size dining room for sit-down family meals add to the home's functionality. The kitchen offers plenty of cabinets and storage space and has been updated with unique lighting fixtures. A few steps down lead you to a den that could double as a guest room or serve as a private media room. The den opens to the garage, a perfect space for storing your water toys with its attractive custom floor, durable tin interior, and ample storage, workbenches, and shelving. Upstairs, you'll find a MASSIVE



primary bedroom with enough space for a sitting area and double closets. This room leads into the bonus room currently being used as the fourth bedroom. From the bonus room, a garden door opens onto the upper deck, providing a breathtaking expansive lake view. The upper deck is set up for a hot tub, making it an ideal spot for relaxation-imagine the sunsets you will see while enjoying a little dip in the tub! With the cabin being positioned at the front of the large lot, the balance of the land features mature trees in the background, offering a natural habitat for children to explore. The home is heated by a boiler system and has two large holding tanks which are very convenient for extended stays. This property is a perfect generational family retreat, providing a place for your family and friends to create memories for many years to come!

Built in 1991

### **Essential Information**

MLS® #	A2199418
Price	\$819,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,962
Acres	0.23
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	34 Beach Street E
Subdivision	NONE
City	Rochon Sands

County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1
Waterfront	Beach Access, Beach Front, Lake

### Interior

Interior Features	Laminate Counters, Natural Woodwork
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony, Boat Slip, Dock
Lot Description	Beach
Roof	Metal
Construction	Vinyl Siding
Foundation	Slab

### Additional Information

Date Listed	March 5th, 2025
Days on Market	89
Zoning	R1

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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