

# \$185,000 - 17 Horse Shoe, White Sands

MLS® #A2190036

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.44 Acres

NONE, White Sands, Alberta

The photos shown here really do not do justice to all this property has to offer – especially with the SOUGHT AFTER OPPORTUNITY TO OWN THE NEIGHBORING PROPERTY AS WELL ~ 15 Horse Shoe Lane, MLS A2139629 (.44 acres) ~ which makes this an IDEAL MULTI FAMILY GET AWAY! Escape the hustle and bustle and make your summer vacation dreams come true. There’s more than enough room for friends and family to enjoy as it boasts 3 FULL RV HOOK UPS (1 permanent & 2 guest) for campers. But it doesn’t stop there. There is a large gravel pad area as you first drive up. The yard area is at the rear side of the lot, along the municipal tree line, which gives a wide open, big sky above you kind of feeling and yet there is a sense of privacy. There’s a PLUMBED in BATH HOUSE WITH ELECTRICITY, FLUSH TOILET, BATHTUB, SINK, WASHER & DRYER and a good start to a KITCHEN SHACK to make your entertaining easy and comfortable. There is NATURAL GAS TO THE PROPERTY LINE, a total of 4 moveable out buildings, 3 water hydrants, and a DRILLED WATER WELL, SEPTIC HOLDING TANK (2,000 gal) & ELECTRICITY on this landscaped & partially fenced lot. The little ones they will enjoy playing in their own personal playground, a hidden children’s fairy garden in the trees, plant a vegetable garden and have tons of grass to run and play. Use this land as it is for a seasonal getaway or build your permanent country home! The



White Sands community of Buffalo Lake offers 9 beach access points for both Summer & Winter outdoor activities – Various Summer water sports ~ fishing ~ walking/biking pathways ~ community hall ~ basketball, tennis & pickle ball courts ~ snowmobiling ~ cross country skiing ~ ice skating ~ CENTRAL ALBERTA nature lover’s paradise! There are also many community events to take part in, including a Canada Day parade that goes right past this property which the family is sure to love! The Summer Village of White Sands is about 20 minutes from Stettler ~ about an hour from Red Deer ~ 2 to 2 and a half hours from Calgary or Edmonton.

### Essential Information

MLS® #	A2190036
Price	\$185,000
Bathrooms	0.00
Acres	0.44
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	17 Horse Shoe
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### Amenities

Utilities	Electricity Available, Natural Gas at Lot Line, Sewer Available, Water Available
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### Additional Information

Date Listed	January 28th, 2025
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Days on Market 85

Zoning R2

### **Listing Details**

Listing Office 2 Percent Realty Advantage

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