

# \$548,000 - 29 Bayview Street, Rochon Sands

MLS® #A2079359

**\$548,000**

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.18 Acres

NONE, Rochon Sands, Alberta

Stunning view! Turn key property!  
Absolutely amazing views of the Bay!  
This could be the perfect retirement property,  
Or a quite get away holiday home to escape  
the city.

With the wrap around deck there is a perfect  
view of the lake from anywhere.

This 2002 built home constructed with ICF  
block attached garage with 2x6 walls, metal  
roof, dura decking with aluminum rails, asphalt  
driveway for a maintenance free exterior.

Two bedrooms one and a half bathrooms, and  
very open concept kitchen dining and living  
room makes for a very cozy feel.

The attached garage has mostly been used for  
entertainment, it has in-floor heating and is  
well insulated. Added to this is a murphy bed  
attached with matching book cases for extra  
company.

All the mechanical is stored in the basement  
crawl space.

Central air has been updated 4 years ago.  
It has a drilled well, reverse osmosis system  
and a 12 hundred gallon holding tank for  
sewage.

The Summer village is always a fun place to  
be with so much to do and very friendly crowd  
of people from all over. There are many year  
round villagers as well. The village has a  
community hall, marina, pickle ball and  
tennis courts, a disc golf course and 3 great  
golf courses close by.

In the winter, you can partake in ice fishing,  
sledding, snowshoeing, cross country skiing,



or skate on the ice that they flood and light up!  
Whether your wanting to relax, get your boat  
out, fish, or just sit back and enjoy the views,  
come for the propertyâ€™. But stay for the  
lifestyle.

Built in 2002

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2079359    |
| Price          | \$548,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,111       |
| Acres          | 0.18        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 29 Bayview Street         |
| Subdivision | NONE                      |
| City        | Rochon Sands              |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C3B0                    |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |
| Is Waterfront  | Yes                                 |

### **Interior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Open Floorplan |
|-------------------|-----------------------------------------------|

|                 |                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings, Trash Compactor, Water Purifier |
| Heating         | In Floor, Fireplace(s), Forced Air                                                                        |
| Cooling         | Central Air                                                                                               |
| Fireplace       | Yes                                                                                                       |
| # of Fireplaces | 1                                                                                                         |
| Fireplaces      | Gas, Living Room                                                                                          |
| Has Basement    | Yes                                                                                                       |
| Basement        | Crawl Space, See Remarks                                                                                  |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Permeable Paving                                                 |
| Lot Description   | Landscaped, Sloped, Views, Waterfront                            |
| Roof              | Metal                                                            |
| Construction      | ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame |
| Foundation        | ICF Block                                                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2023 |
| Days on Market | 655                  |
| Zoning         | R                    |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal Lepage Rose Country Realty |
|----------------|----------------------------------|

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