

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

MLS® #A2079359

\$548,000

2 Bedroom, 1.00 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 bathroom 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.

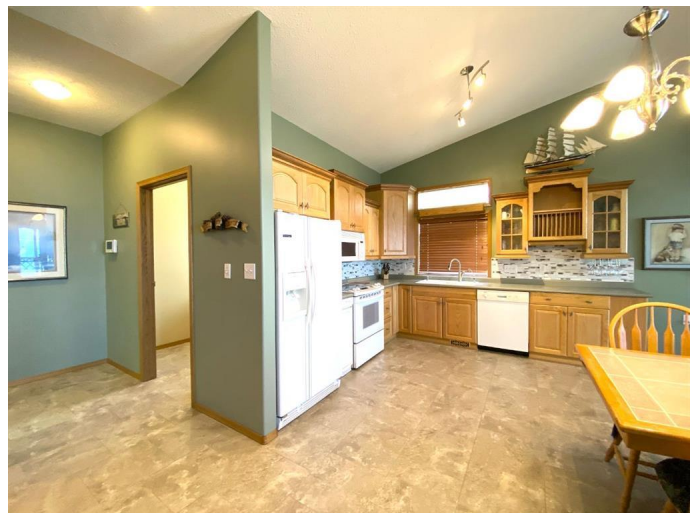
All the mechanical is stored in the basement crawl space.

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 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	1.00
Full 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, Water Purifier, Trash Compactor,
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	575
Zoning	R

Listing Details

Listing Office	Royal LePage Rose Country Realty
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