

# \$259,000 - 16 1 Street, White Sands

MLS® #A2225121

## \$259,000

3 Bedroom, 2.00 Bathroom, 1,184 sqft  
Residential on 0.14 Acres

NONE, White Sands, Alberta

### Charming 3-Season Cabin with Stunning Views and Year-Round Potential

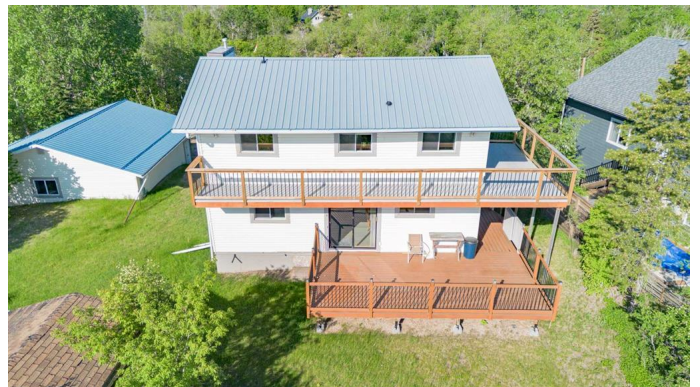
Welcome to this inviting 3-season cabin, perched high and dry with beautiful views and excellent privacy. With just a few updates, this cozy retreat could be your perfect year-round escape.

Surrounded by mature trees, the property offers peace, seclusion, and a true nature-lovers™ atmosphere. Step inside to a bright, open-concept main level featuring soaring vaulted ceilings and warm hardwood floors throughout. The living room is spacious and welcoming, centered around a cozy gas fireplace—perfect for relaxing after a day at the lake.

The kitchen is both functional and stylish, offering ample cupboard and counter space, modern appliances, and a generous island with seating—ideal for entertaining or casual family meals. A 3-piece bathroom completes the main floor.

Upstairs, you™ll find three comfortable bedrooms and a convenient 2-piece bathroom, so no need to head downstairs in the middle of the night.

Outdoor living is a highlight here, with multiple deck spaces to enjoy. The expansive lower deck wraps around three sides of the cabin, offering both sunny and shaded spots for lounging. The upper-level deck boasts even more stunning views—a perfect spot for morning coffee and to catch that morning sunrise.



Additional features include parking space for multiple vehicles and a cozy firepit area for those summer nights under the stars. Whether you're searching for an affordable lake getaway or looking to make the move to year-round living, this charming cabin offers fantastic value and endless potential.

Built in 1992

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225121          |
| Price          | \$259,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,184             |
| Acres          | 0.14              |
| Year Built     | 1992              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 16 1 Street               |
| Subdivision | NONE                      |
| City        | White Sands               |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 3B0                   |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
|                 | Woodwork, Skylight(s), Vinyl Windows                         |
| Appliances      | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating         | Fireplace(s), See Remarks                                    |
| Cooling         | None                                                         |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 1                                                            |
| Fireplaces      | Gas, Living Room                                             |
| Basement        | None                                                         |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Rain Gutters                     |
| Lot Description   | Back Yard, Gentle Sloping, Lawn, Many Trees, Rectangular Lot |
| Roof              | Metal                                                        |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Perimeter Wall, Piling(s), Wood                              |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | May 26th, 2025          |
| Days on Market | 115                     |
| Zoning         | Low density residential |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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