

# \$1,195,000 - 36 Lakeview Avenue, White Sands

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MLS® #A2215767

**\$1,195,000**

4 Bedroom, 3.00 Bathroom, 2,055 sqft

Residential on 0.17 Acres

NONE, White Sands, Alberta

Tucked among mature trees on the peaceful shores of White Sands, this beautifully renovated lakefront home blends timeless cabin charm with modern design. Surrounded by privacy and natural beauty, the yard is a true outdoor haven—with multiple gathering spaces, including a west-facing sundeck, a tranquil garden retreat with fire pit, and a magical garden party area beneath the trees. The massive wraparound deck spans three sides of the home, offering sweeping lake views that stretch for miles. Step inside and you™ find a warm, inviting living room centred around a high-efficiency Valcourt wood-burning fireplace. Expansive lakeside windows flood the space with natural light. The kitchen features a top-end gas range that perfectly compliments the rustic-meets-refined style of the home, where repurposed vintage elements are woven seamlessly into the modern updates. The main floor includes a cozy master bedroom, a stylish full bath with custom tiled walk-in shower, and a mudroom/pantry (plumbed for laundry) for everyday ease. Upstairs, a spacious family room provides a front-row seat to jaw-dropping sunsets and dramatic storms rolling across the water—seen through oversized windows from the comfort of your couch. Two more bedrooms and an additional bathroom with clawfoot tub complete the upper level. The fully finished walkout basement features a large rec room, built-in bar, another bedroom and bath, laundry, generous storage, and a



walk-in wine cellar and cold storage space. Outside, the thoughtful details continueâ€”an outdoor shower thatâ€™s cute as a button, a second lakeside fire pit area, and direct access to some of the clearest, most swimmable water on Buffalo Lakeâ€™s white sand shores. A spacious 36x20 detached garage offers plenty of room for vehicles, tools, and toysâ€”with a portion thoughtfully designed as a heated workshop, perfect for year-round projects or storage. This is more than a homeâ€”itâ€™s a lakefront lifestyle, rich with comfort, character, and space to make unforgettable memories

Built in 1997

### Essential Information

MLS® #	A2215767
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,055
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	36 Lakeview Avenue
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Front

## Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Washer, Window Coverings, Dishwasher, Gas Stove
Heating	Boiler, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Finished, Walk-Out

## Exterior

Exterior Features	Private Yard, Fire Pit, Outdoor Shower
Lot Description	Lake, Low Maintenance Landscape, Landscaped, Rectangular Lot, Views, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	137
Zoning	LR

## Listing Details

Listing Office	Real Broker
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