

# \$125,000 - 23 Horse Shoe, White Sands

MLS® #A2113702

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.45 Acres

NONE, White Sands, Alberta

Welcome to White Sands Alberta, with some of the best baches on Buffalo Lake. This lot is zoned direct control, so a person has the option to use this property for residential, or commercial with approval from The Summer Village of White sands. With .45 of an acre to play with, maybe you'd want to do both? Have yourself a little store, and living quarters in behind. This is in a prime spot for a store with being right on the corner of a couple of busy streets, and used to be home to a successful business. The owner of this lot and the one next door has offered to help with landscaping with free topsoil, and lots of big rocks to beautify the space. A good chunk of the property has already been graveled and packed, so no worries about parking. These lots are both for sale and can be purchase together. One of the great thing about White Sands, is there is no building commitment, so you have the option to build, or just stay in your RV. This lot already has power connected, as well as a 2000 gal septic tank, and the 5th wheel trailer is negotiable as well. Whether you're looking to start a business, want a lot to park the RV, or build your dream cabin, this lot has endless possibilities. Summer in White Sands offers great fishing, swimming, hiking trails, boating, and much more. The winter has ice fishing, cross country skiing, snow shoeing, ice skating, and even had an outdoor curling rink last winter.



## Essential Information

MLS® #	A2113702
Price	\$125,000
Bathrooms	0.00
Acres	0.45
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	23 Horse Shoe
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

## Amenities

Utilities	Electricity Available, Sewer Available
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## Additional Information

Date Listed	March 10th, 2024
Days on Market	367
Zoning	Direct Control

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
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