



Kenneth A. Poffenroth

Accredited Land Consultant

RE/MAX real estate central alberta
101, 5035- 50th Street
Lacombe, AB

Office: (403) 782-4301
Fax: (403) 782-2285
kenp@remax.net
www.kenpoff.ca



**\$875,000 | 1 Acre | Residence
Stettler, AB**

Looking for a very affordable, DOUBLE LAKE LOT property with a family oriented year-round home??? Escape the higher prices of Sylvan Lake, Gull Lake or Pigeon Lake and cast your view to the south shore of Buffalo Lake in the SV of White Sands. # 12 Blue Bell Place is situated approx. 25 mins from Stettler, 50 +/- minutes from Camrose and 60 +/- minutes from Red Deer. This property has, and will, create many lasting memories over the years for both small and larger family gatherings. The 3-bedroom / 2-bathroom home has RMS measurements that indicate 1,609 +/- sq ft on the main level; 465 +/- sq ft on the loft area and 22'6" x 26'9" attached garage. Some unique features of this LAKE LOT listing include:

- ~Spectacular lake view(s) c/w wrap-around deck,
- ~Double lot(s) – 1.0 Ac +/- in total,
- ~Excellent for group/family camping, etc.,
- ~Mature trees, landscaping, etc.,
- ~Situated at the end of the SV development - No further development can occur to west side,
- ~Very close to the public boat launch,
- ~"Turn-Key" 4-season home,
- ~Recent significant upgrades include:
 - ~Newer rubber shingles (2015), ~Newer smart board siding (2018), ~A/C summer cooling, ~newer auto start N-Gas fired generator, ~New high energy furnace in Jan 2024.

Site services include a drilled water well and a private sewage system c/w septic field. All this, and more can be yours!!!!

Listing Details

Property Id #:	17833-CM
Price:	\$875,000
Property Type:	Residence
Land Size:	1 Acre
Municipality / County:	Stettler County
Province:	Alberta
Water Body Name:	On the south shore of Buffalo Lake
Waterfront:	Yes
Postal Code:	T0C 3L0

Residence Remarks

Primary Residence:	1980 +/- 4-season - 2,075 +/- sq ft home c/w 3 bedrooms and 2 bathrooms.
Garage:	2-car garage - 22' x 27' +/-

Property & Land Remarks

Directions:	From Stettler: North approx. 10 miles to Twp Rd 404; West approx. 5 miles to SV of White Sands; enter Blue Bell Place Close. (Total travel time approx. 20 minutes) From Camrose: East approx. 3 miles on Hwy 13 to Hwy 56; south approx. 34 miles to Twp Rd 404; West approx. 5 miles to SV of White Sands; enter Blue Bell Place Close. (Total travel time approx. 48 minutes) From Red Deer: east on Hwy 11
Property Legal Description:	Lot 1 & 2, Block 2, Plan 782-2467 - (2) lots totaling 1.0 Ac +/-
Land Size:	1 Acre

Buildings

Bedrooms (Total):	3
Bathrooms (Total):	2
Additional:	(Taxes for 2023 are \$ 5,428 +/- payable to SV of White Sands by August 30th each year).

How to View

How to View:	The owners have requested reasonable notice to view the property. The best time to view the property on short notice would be during the week as on weekends, the property may be occupied.
---------------------	---

12 Blue Bell Place White Sands, AB T0C 3L0

Residential

Active

A2110201

Banner:

LUXURY LAKE FRONT LIVING



DOM: 15 **LP:** \$875,000.00
OP: \$875,000.00

PD:

Class: Detached **City:** White Sands
County: Stettler No. 6, County of **Subdivision:** NONE
Type: House **Ttl Beds:** 3
Levels: One and One Half **F/H Bth:** 2/0
Year Built: 1980 **RMS SQFT:** 2,074.38
LINC#: [0013529582](#) **LP/SF:** \$421.81
Arch Style: 1 and Half Storey, Acreage with Residence **Suite:** No

Possession: 30 Days / Neg

Lot Dim: **Lot Size:** 1.00 Ac
Front Length: **Lot Depth:** M '
Legal Pln: 7822467 **Blk:** 1 **Lot:** 1,2 **Condo:** No

Zoning: LR **Tax Amt/Yr:** \$5,428.02/2023
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** NW
Restrict: None Known

Public Remarks: Looking for a very affordable, DOUBLE LAKE LOT property with a family oriented year-round home??? Escape the higher prices of Sylvan Lake, Gull Lake or Pigeon Lake and cast your view to the south shore of Buffalo Lake in the SV of White Sands. # 12 Blue Bell Place is situated approx. 25 mins from Stettler, 50 +/- mins from Camrose and 60 +/- minutes from Red Deer. This property has and will create many lasting memories over the years for both small and larger family gatherings. The 3-bedroom / 2-bathroom home has RMS measurements that indicate 1,609 +/- sq ft on the main level; 465 +/- sq ft on the loft area and 22'6' x 26'9' attached garage. Some unique features of this LAKE LOT listing include: ~Spectacular lake view(s) c/w wrap-around deck, ~Double lot(s) - 1.0 Ac +/- in total, ~Excellent for group camping, etc., ~Mature trees, landscaping, etc., ~Situated at the end of the SV development - No further development can occur to west side, ~Very close to the public boat launch, ~"Turn-Key" 4-season home, ~Recent significant upgrades include: Newer rubber shingles (2015), Newer smart board siding (2018), A/C summer cooling, newer auto start N-Gas fired generator, New high energy furnace in Jan 2024. Site services include a drilled water well and a private sewage system c/w septic field. All this, and more can be yours!!!!

Directions: From Stettler: North on Hwy 56 approx. 10 miles to Twp Rd 404; West approx. 5 miles to SV of White Sands; enter Blue Bell Place Close. (Total travel time approx. 20 minutes)

Rooms & Measurements

	2P	3P	4P	5P	6P		Total AG: 192.71	Mtr2	2,074.38	SqFt
Baths:	0	0	1	0	0	Bed Abv: 3				
EnSt Bth:	0	1	0	0	0	Rms Abv: 8				
Garage Dims (L x W):	22`0" x 26`0"									

Property Information

Basement: Partial, Unfinished **Lndry Feat:** In Bathroom, Main Level
Heating: Fireplace(s), Forced Air, Natural Gas **Cooling:** Central Air, Full
Construction: Wood Siding **Fireplaces:** 2/Gas Log, Wood Burning Stove
Foundation: Piling(s) **Flooring:** Carpet, Cork, Laminate, Tile
Exterior Feat: Fire Pit, Private Yard **Fencing:** None
Roof Type: Asphalt Shingle **Balcony:** Deck, Wrap Around

Reports: RMS Supplements

Parking: Double Garage Attached, Driveway

Features: Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s), Vinyl Windows

Comm Feature: Lake

Lot Features: Back Yard, Beach, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Landscaped, Pie Shaped Lot, Private, Rectangular Lot

Goods Include: Water cooler, White cabinet beside washer and dryer, freezer in garage,fridge in garage, fire pit.

Appliances: Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Water Softener, Window Coverings

Other Equip: Central Vacuum/Attachments

Goods Exclude: Garage door code

12 Blue Bell Place – SV White Sands Beach, Buffalo Lake

Unique Family friendly features of 12 Blue Bell Place

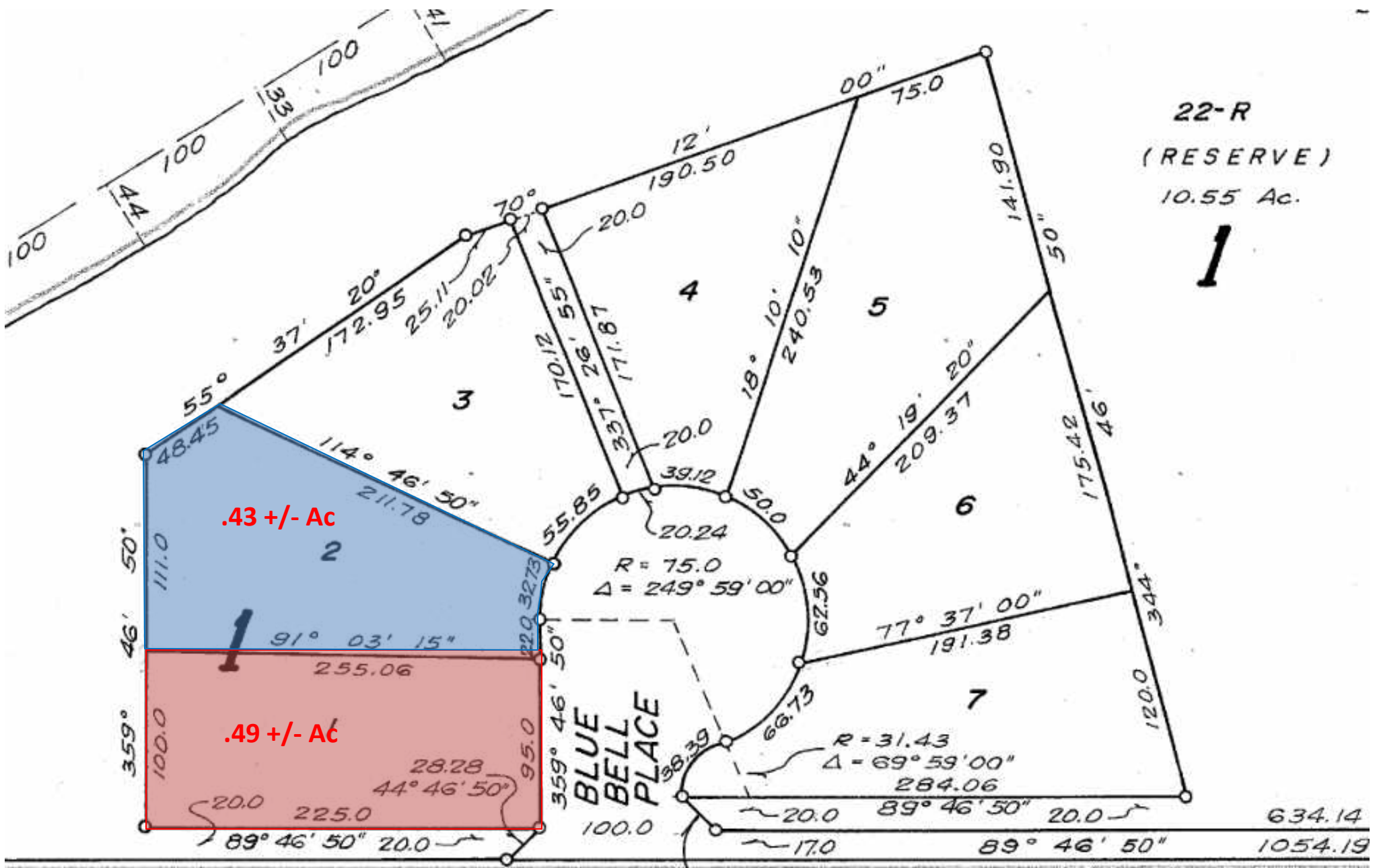
- Spectacular lake view(s)
- Double lot – 1.0 Ac +/-
 - Excellent for group camping, etc.
- Mature trees, landscaping, etc.
- Situated at the end of the SV development.
 - No further development can occur to the west side of the property.
 - Excellent proximity to the public boat launch
- “Turn-Key” very well maintained 4-season home.
- Recent upgrades include:
 - Newer rubber shingles – 2015 +/-
 - Newer smart board wood siding – 2018 +/-
 - A/C cooling
 - Newer Auto Start N-Gas fired generator -
 - New High energy furnace – Jan 2024











Buffalo Lake

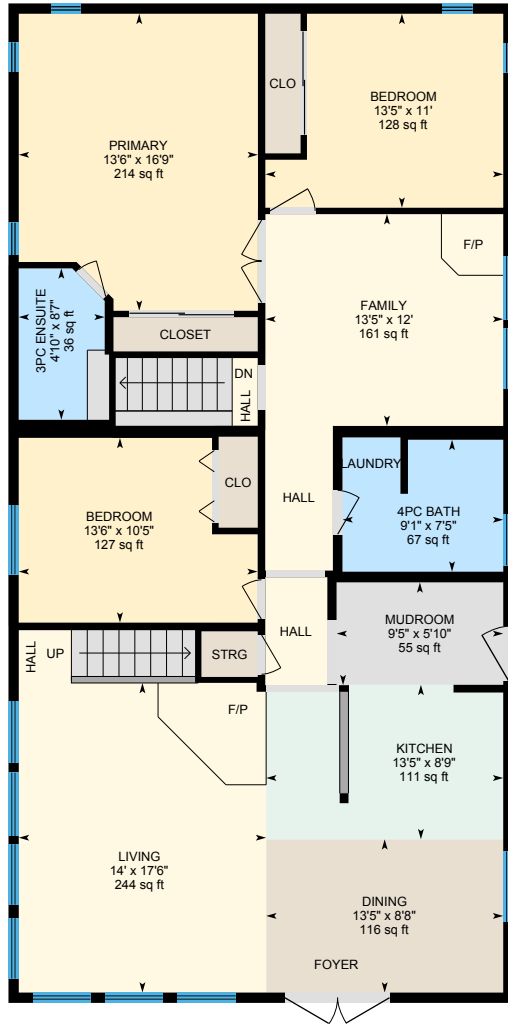
Lot 2

Lot 1

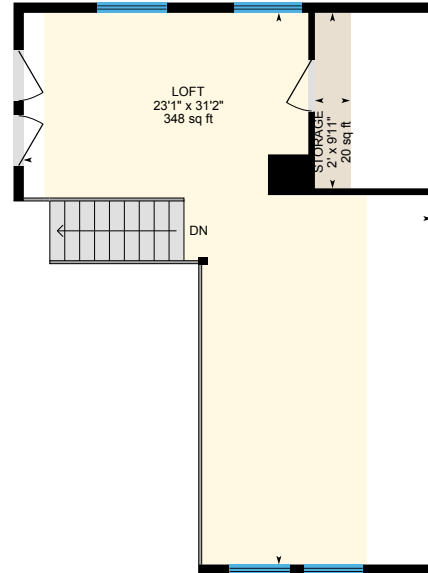


12 Blue Bell Pl, Rochon Sands, AB

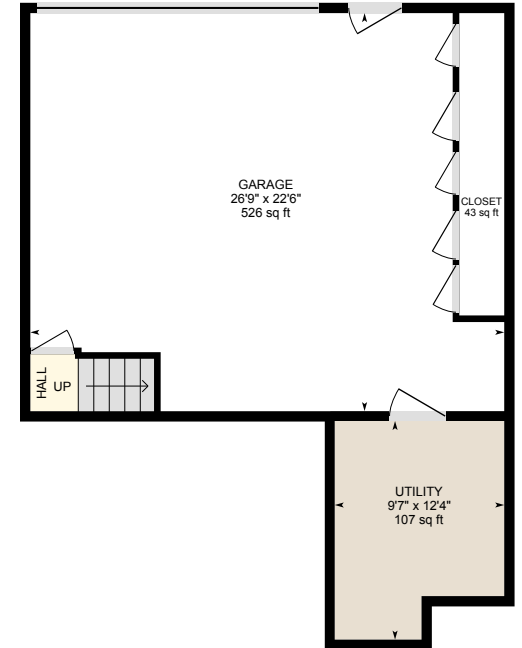
Main Building: Total Exterior Area Above Grade 2074.38 sq ft



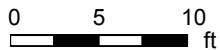
Main Floor
Exterior Area 1609.21 sq ft



Loft
Exterior Area 465.17 sq ft



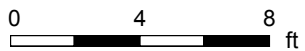
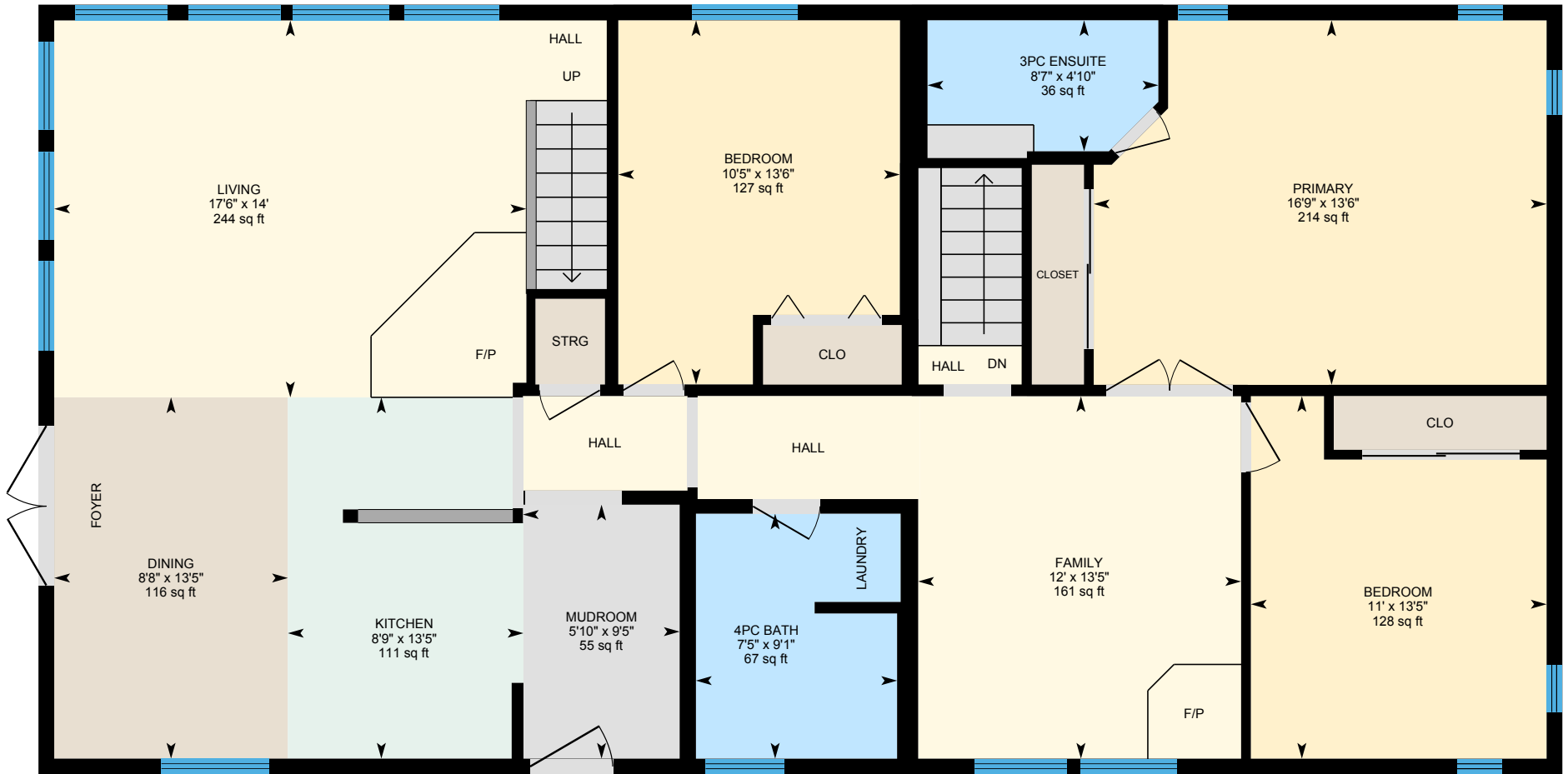
Garage Downstairs (Below Grade)
Exterior Area 183.45 sq ft



PREPARED: 2023/09/22

12 Blue Bell Pl, Rochon Sands, AB

Main Floor Exterior Area 1609.21 sq ft
Interior Area 1514.96 sq ft



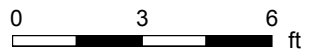
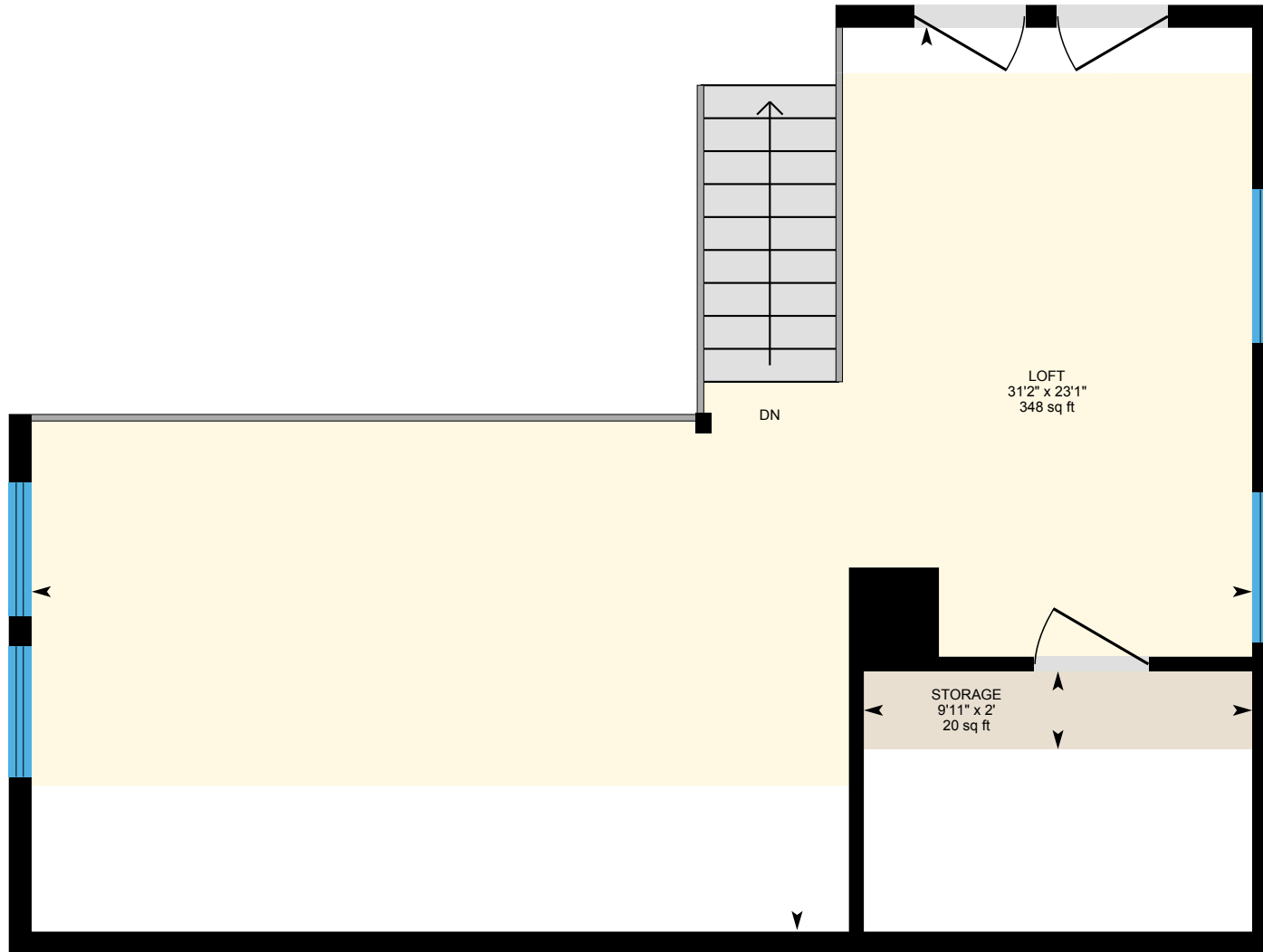
PREPARED: 2023/09/22



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

12 Blue Bell Pl, Rochon Sands, AB

Loft Exterior Area 465.17 sq ft
Interior Area 405.02 sq ft
Excluded Area 137.58 sq ft

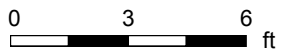


PREPARED: 2023/09/22



12 Blue Bell Pl, Rochon Sands, AB

Garage Downstairs (Below Grade) Exterior Area 183.45 sq ft
Interior Area 128.26 sq ft
Excluded Area 603.10 sq ft



PREPARED: 2023/09/22



12 Blue Bell Pl, Rochon Sands, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

3pc Ensuite: 4'10" x 8'7" | 36 sq ft
4pc Bath: 9'1" x 7'5" | 67 sq ft
Bedroom: 13'5" x 11' | 128 sq ft
Bedroom: 13'6" x 10'5" | 127 sq ft
Dining: 13'5" x 8'8" | 116 sq ft
Family: 13'5" x 12' | 161 sq ft
Kitchen: 13'5" x 8'9" | 111 sq ft
Living: 14' x 17'6" | 244 sq ft
Mudroom: 9'5" x 5'10" | 55 sq ft
Primary: 13'6" x 16'9" | 214 sq ft

LOFT

Loft: 23'1" x 31'2" | 348 sq ft
Storage: 2' x 9'11" | 20 sq ft

GARAGE DOWNSTAIRS

Closet: 2'6" x 17'1" | 43 sq ft
Garage: 26'9" x 22'6" | 526 sq ft
Utility: 9'7" x 12'4" | 107 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1514.96 sq ft
Perimeter Wall Thickness: 6.7 in
Exterior Area: 1609.21 sq ft

LOFT

Interior Area: 405.02 sq ft
Excluded Area: 137.58 sq ft
Perimeter Wall Thickness: 6.7 in
Exterior Area: 465.17 sq ft

GARAGE DOWNSTAIRS (Below Grade)

Interior Area: 128.26 sq ft
Excluded Area: 603.10 sq ft
Perimeter Wall Thickness: 6.7 in
Exterior Area: 183.45 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1919.98 sq ft
Excluded Area: 137.58 sq ft
Exterior Area: 2074.38 sq ft















































