

# \$499,000 - 21 Aimie Avenue, White Sands

MLS® #A2215084

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,775 sqft

Residential on 0.48 Acres

NONE, White Sands, Alberta

WELCOME TO ALBERTA! Buffalo Lake, the largest Alberta Lake south of Edmonton, discover the mystique of White Sands hidden away amongst the hills and trees. A marvellous layout you'd expect in a lake home, featuring a grand great room with just shy of 18' ceilings, walls of windows enjoying the beautiful neighbourhood, an open to below upper level, and an open concept kitchen. The wrap around deck ties the kitchen door to the front entry and lets you make the most of whichever side has the sun. The Master suite upstairs, your own personal haven with dual closets, skylight, private balcony and a luxurious ensuite showcasing a stunning clawfoot tub and pedestal sink combo, plus a separate shower. Two more main floor bedrooms and main floor bathroom to service the rest of the home. The oversized three car garage, completely finished with in-floor heat allows room to get all the toys under cover, or enjoy even more recreation than the lake already offers! This home has its own well and septic system. Out back is a completely treed fire pit area and carrying on from that takes you to Jack's pond, a hot spot for the kids with basketball hoops, swings and a playground set and the pond itself which is cleared in the winter for curling and skating. The public walkway to the beach is just one door down from the home. The beaches are sandy, the lake is huge and healthy and offers swimming, power sports and kickass Jack fishing. The Great Stettler, Alberta is just 15-20 minutes



away depending on how heavy your foot,  
Camrose is about 45 and Red Deer just an  
hour away. "BUFFALO LAKE - Where Good  
Times Roam!"

Built in 1998

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215084          |
| Price          | \$499,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,775             |
| Acres          | 0.48              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 21 Aimie Avenue           |
| Subdivision | NONE                      |
| City        | White Sands               |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Parking Pad, Triple Garage Detached |
| # of Garages   | 3                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Natural Woodwork |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Forced Air, Natural Gas   |

|                 |                     |
|-----------------|---------------------|
| Cooling         | Central Air         |
| Fireplace       | Yes                 |
| # of Fireplaces | 1                   |
| Fireplaces      | Gas Log, Great Room |
| Basement        | None                |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Fire Pit, Other, Private Yard, Awning(s)   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lake, Lawn |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Wood  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 14               |
| Zoning         | R2               |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.