

# \$824,900 - 11 Aimie Avenue, White Sands

MLS® #A2234926

**\$824,900**

4 Bedroom, 3.00 Bathroom, 3,137 sqft

Residential on 0.48 Acres

NONE, White Sands, Alberta

Tucked away in the peaceful lakeside community of White Sands, this immaculate 0.48-acre property offers the ultimate blend of comfort, character, and recreation. Surrounded by mature trees and lush landscaping, this thoughtfully crafted 4-bedroom, 3-bathroom walk-out home is a private escape just minutes from the beach. WITH OVER 3100 SQ. FT of beautifully finished living space, youâ€™ll find every detail designed for both relaxation and entertaining. The sun-filled main level boasts an open-concept living and dining space with vaulted ceilings, rich woodwork, and a stunning THREE-SIDED FIREPLACE. The chefâ€™s kitchen is the heart of the home, complete with a large island, custom cabinetry, soft-close drawers, and a walk-in pantry with pull-out shelving. Step out onto the expansive wrap-around deck for summer BBQs, soak in the hot tub, or unwind in private backyard. The spacious primary suite features private deck access, a luxurious 3-piece ensuite with dual vanities, and a show-stopping walk-in closet. One more bedroom and a full bath round out the main floor. The fully finished walk-out basement includes a cozy family room, two additional bedrooms with outdoor access, a full bathroom, and ample storage. Outside is where the magic continuesâ€”gather around one of two fire pits, cook up something delicious in the outdoor pizza oven, or let the kids take over the â€œbunkie,â€• a FULLY POWERED 10x16 GUEST CABIN. The OVERSIZED ATTACHED GARAGE has



ample space for all your toys vehicles or toys, while the 24x40 HEATED SHOP with wood stove offers endless possibilities for hobbyists or extra storage. Just 25 minutes to Stettler and within 2â€“2.5 hours of both Edmonton and Calgary, this year-round property is the perfect place to escape, gather, and enjoy life by the lake. THIS HOME MUST BE SEEN TO BE TRULY APPRECIATED.

Built in 2010

### Essential Information

MLS® #	A2234926
Price	\$824,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,137
Acres	0.48
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	11 Aimie Avenue
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Amenities

Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage
# of Garages	2
Waterfront	Beach Access, Lake

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Vinyl Windows, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, Gentle Sloping, Lake, Treed
Roof	Metal
Construction	Composite Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	June 26th, 2025
Days on Market	75
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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