

\$115,000 - 23 Horse Shoe, White Sands

MLS® #A2225385

\$115,000

0 Bedroom, 0.00 Bathroom,
Land on 0.45 Acres

NONE, White Sands, Alberta

Welcome to White Sands, Alberta â€” home to some of the best beaches on Buffalo Lake!

This versatile 0.45-acre lot is zoned Direct Control, offering incredible flexibility for residential or commercial use (with approval from the Summer Village of White Sands). Whether you're dreaming of building a cozy cabin, setting up a lakeside business, or combining bothâ€”this property gives you the freedom to do it all.

Prime Location

Situated on the corner of two well-traveled roads, this lot once hosted a successful business and is ideally located for future commercial ventures. Picture a small shop with living quarters tucked behindâ€”ideal for both lifestyle and income.

Added Value

Free topsoil and large rocks for landscaping, generously offered by the owner of this and the neighboring lot (also available for purchase).

Graveled and packed surfaceâ€”no need to worry about parking or site prep.

Power already connected

2000-gallon septic tank in place

Fifth-wheel trailer negotiable

One of the best perks of owning in White Sands? No building commitmentâ€”you can take your time to develop, or simply enjoy the space in your RV for now.



Year-Round Fun

Summer in White Sands means swimming, boating, fishing, and hiking. In the winter, enjoy cross-country skiing, snowshoeing, ice fishing, skating—and even an outdoor curling rink!

Whether you're looking for a place to relax, invest, or launch your next business venture, this property offers endless possibilities.

Essential Information

MLS® #	A2225385
Price	\$115,000
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
-----------	--

Additional Information

Date Listed	June 2nd, 2025
Days on Market	67
Zoning	Direct Control

Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

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.