

# \$100,000 - 21 Horse Shoe Lane, White Sands

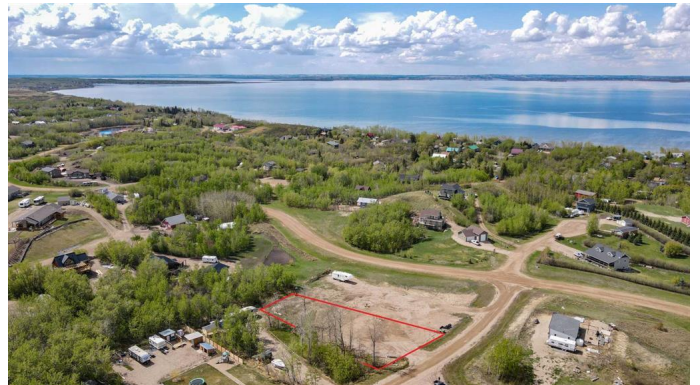
MLS® #A2227384

**\$100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.42 Acres

NONE, White Sands, Alberta

Welcome to the Summer Village of White Sands, Alberta! We're excited to present a .42-acre parcel located just off the bustling Jennifer Drive—an ideal spot with exceptional potential. Zoned Direct Control, this lot offers flexible development opportunities. With municipal approval, it can be used for residential or commercial purposes, making it a fantastic option for those looking to live, invest, or run a business near the lake. Thinking about opening a store or seasonal business? The groundwork is already in place—gravel has been added, making parking and access easy from the start. Location, Location! Just one lot in from Jennifer Drive and situated along Horse Shoe Lane, this property is in a prime area. The adjacent corner lot (on Jennifer Drive and Horse Shoe Lane) is also available for purchase—offering even more space and visibility if you're planning a larger venture. Why White Sands? This vibrant community comes alive during spring, summer, and fall, drawing visitors and residents to its stunning natural surroundings. White Sands boasts: Some of the best beaches on Buffalo Lake Scenic walking trails Fishing, boating, swimming, and hiking in warmer months Ice fishing, skating, snowshoeing, and cross-country skiing in winter—plus a community curling rink set up last year! Whether you're dreaming of lakeside living, looking for a place to park your RV, or considering a business opportunity in a



high-traffic seasonal area”this lot is full of promise.

Essential Information

MLS® #	A2227384
Price	\$100,000
Bathrooms	0.00
Acres	0.42
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	21 Horse Shoe Lane
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

Amenities

Parking Spaces	12
----------------	----

Additional Information

Date Listed	June 5th, 2025
Days on Market	10
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.