

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

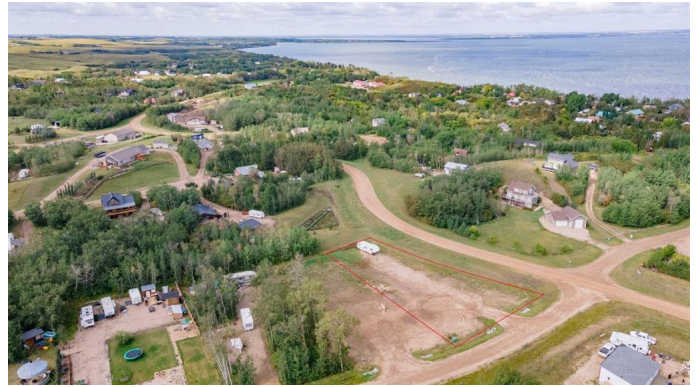
MLS® #A2227393

**\$115,000**

0 Bedroom, 0.00 Bathroom,  
Commercial 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, skatingâ€”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® #	A2227393
Price	\$115,000
Bathrooms	0.00
Acres	0.45
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	23 Horse Shoe Lane
Subdivision	NONE
City	White Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

## Amenities

Parking Spaces	12
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## Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	Direct control

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
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