

## \$1,195,000 - 36 Lakeview Avenue, White Sands

MLS® #E4437439

**\$1,195,000**

4 Bedroom, 3.00 Bathroom, 2,055 sqft

Single Family on 0.00 Acres

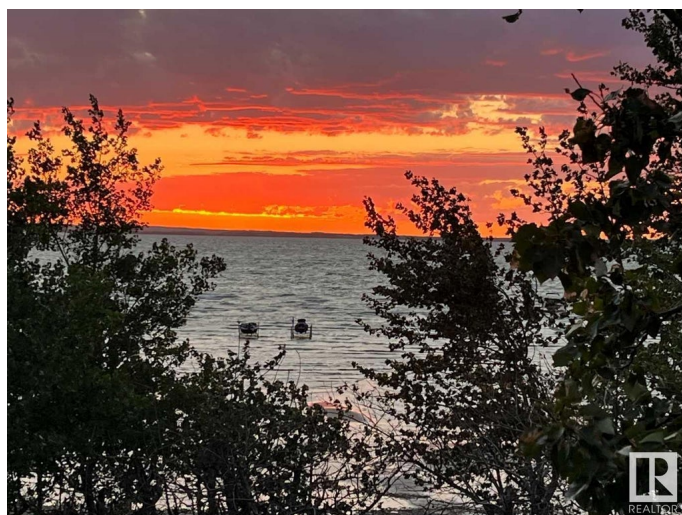
None, White Sands, AB

Lakefront Luxury Meets Laid-Back Living at Buffalo Lake. Tucked among mature trees on the peaceful shores of White Sands, this beautifully renovated lakefront home blends timeless cabin charm with modern design. Surrounded by privacy and natural beauty, the yard is a true outdoor haven—with multiple gathering spaces, including a west-facing sundeck, a tranquil garden retreat with fire pit, and a magical garden party area beneath the trees. The massive wraparound deck spans three sides of the home, offering sweeping lake views that stretch for miles. Step inside and you’ll find a warm, inviting living room centered around a high-efficiency Valcourt wood-burning fireplace. Expansive lakeside windows flood the space with natural light. The kitchen features a top-end gas range that perfectly complements the rustic-meets-refined style of the home, where repurposed vintage elements are woven seamlessly into the modern updates.

Built in 1997

### Essential Information

MLS® #	E4437439
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,055
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	36 Lakeview Avenue
Area	White Sands
Subdivision	None
City	White Sands
County	ALBERTA
Province	AB
Postal Code	T0C 2L0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property, Landscaped, Private Fishing, Private Setting, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 29th, 2025  
Days on Market      49  
Zoning                Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 16th, 2025 at 10:02pm MDT