



GRASSROOTS

REALTY GROUP

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39 Sunset Lane
Rural Stettler No. 6, County of, Alberta

MLS # A2288458



\$175,000

Division: Buffalo Sands

Lot Size: 0.22 Acre

Lot Feat: -

By Town: Erskine

LLD: 23-40-21-W4

Zoning: Recreational

Water: Co-operative

Sewer: -

Utilities: Electricity, Natural Gas at Lot Line, Sewer, Water

Welcome to the LAKE!! Skip the hassle of trying to book your RV spot and park your RV Permanently here!! This very private lot Located at Buffalo Sands has 3 sides of trees for privacy but maintains some great views (future build potential will give you Stunning unobstructed Lake Views!!). Located along the south sandy shore of Buffalo Lake - this area includes internal paved roads and only a short drive off pavement to arrive. This lot is READY TO GO with community Sewer and water in place - so you can enjoy without any hassles or worries. It also has Power on site and natural gas available at the property line. The community of Buffalo sands includes an optional Marina where you can acquire a slip to install your own boat lift. A small community with playground, gazebo, walking trails, beach and swimming. This is a wonderful place to spend your summer and plan your future build!! Time to Make Memories!!