



GRASSROOTS

REALTY GROUP

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21, Marina Place
Rural Stettler No. 6, County of, Alberta

MLS # A2291115



\$174,900

Division: Rochon Sands Heights

Lot Size: 0.20 Acre

Lot Feat: -

By Town: Erskine

LLD: 20-40-20-W4

Zoning: RR-CS

Water: Public

Sewer: Public Sewer

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

Enjoy life at Buffalo Lake! This 0.20 acre corner lot offers a great opportunity to build your future lake retreat in a welcoming community setting. Municipal water and sewer are available at the lot line, giving you a head start when planning your build. With pavement right to the development, access is easy year-round. The boat launch and lake access are just a short walk away, making it easy to spend your days enjoying everything Buffalo Lake has to offer. Take advantage of the paved walking trails that run alongside nearby pasture land, offering peaceful scenery and views of the surrounding countryside. Just down into the Summer Village you'll find playgrounds, pickleball and tennis courts, a community hall, and additional paths to explore, creating a relaxed lake lifestyle with plenty of ways to stay active and connected with the community. Conveniently located within easy reach of both Calgary and Edmonton, this property makes weekend escapes simple and offers a place you can enjoy for years to come.