



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**On RR 20-4
Rural Stettler No. 6, County of, Alberta**

MLS # A2294354



\$725,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	134.40 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Erskine
Basement:	-	LLD:	21-40-20-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Pasture

This is a once-in-a-lifetime opportunity to acquire a 134.40 acre property overlooking beautiful Buffalo Lake. This property is a short 2 minute drive from the waterfront in the welcoming community of White Sands. This location really is the best of both worlds—you can enjoy everything that comes with lake life while still being on the farm. The yard site is well set up for farm operations, featuring two heated shops (each 40’ x 32’) with a combined 2,560 sq ft of workspace—perfect for equipment storage, maintenance, or workshop use. One shop includes a bathroom, while the other offers a functional mezzanine. A lean-to barn (16’ X 73') is also attached. There is a cold storage building (90’ X 30’) for additional storage capacity. The property is fenced and cross-fenced, with functional steel corrals and waterers. The detached garage has been converted into a comfortable and functional retreat, offering a living room, some kitchen facilities with laundry area, two flexible rooms, and a bathroom with shower—ideal for seasonal farm help, guests, or extended family. A private camping area adds further versatility to the yard. The land is primarily pasture with pockets of native bush, well-suited for grazing and agricultural use while also providing natural shelter and scenic appeal. Whether you are expanding your current operation or establishing a new farmstead, this versatile parcel offers excellent potential in a highly desirable location. White Sands is a community-oriented village with a hall, regular social functions, a playground, basketball courts, and ongoing beautification projects. The lake has excellent fishing, boating, water skiing, and several beach access points. White Sands is only 12 minutes to the Pheasantback Golf Course, 20 minutes to Stettler, and 1 hour to Red Deer. A quick drive from the cities, this

property is situated partway between Edmonton (2 hours) and Calgary (2.5 hours).