



GRASSROOTS
REALTY GROUP

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140 465015 Range Road 63A
Buck Lake, Alberta

MLS # A2294751



\$259,000

Division:	NONE
Lot Size:	0.49 Acre
Lot Feat:	Waterfront
By Town:	-
LLD:	33-46-6-W5
Zoning:	Lakeshore Residential
Water:	-
Sewer:	-
Utilities:	-

This stunning LAKEFRONT lot, nestled in the peaceful Hauser's Cove on Buck Lake, offers the perfect setting to build your dream lakeside home! Surrounded by mature trees, this private cove on the northwest shore features access to nature trails, a wildlife preserve, and a floating marina. Hauser's Cove also boasts its own private boat launch, and this lot comes with an exclusive boat slip. The lot also has power to the property line, gas, and a septic tank. Shed available for an extra \$15,000. Please note that the area from the water to the property line is designated as an environmental reserve, featuring a beautiful walking trail to explore. Located just a few minutes from the hamlet of Buck Lake, this property strikes the perfect balance of seclusion and convenience. The nearby village of Buck Lake offers a few amenities for shopping and dining, while the surrounding countryside and lake are perfect for outdoor activities such as fishing, water skiing, quadding, snowmobiling, bird watching, and more!