



**1, Buffalo Drive**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2299744**



**\$349,900**

<b>Division:</b>	Scenic Sands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Few Trees, Irregular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry		

**Inclusions:** none

Ah, the joys of lake living! Whether you're searching for a year-round getaway or a peaceful place to call home, this spot offers both. Create lasting memories with loved ones on Buffalo Lake's south shore, nestled within the warm community of Scenic Sands. You'll enjoy uninterrupted views from your bedrooms, the living area, or out on the spacious deck—perfect for sipping coffee, sharing drinks with relatives, or simply unwinding alone with your thoughts. The kids and grandkids will spend countless hours at the playground or swimming and exploring at the beach. The private backyard invites you to roast marshmallows, hot dogs with family and friends: fun and laughter is guaranteed when sitting around the fire pit while gazing into the fire and let your worries drift away. It's just a short walk to the lake, where year-round fishing, summer boating, or relaxing with a book on a secluded beach await. Scenic Sands at Buffalo Lake is easily accessible and well-located—a wonderful neighborhood for building cherished memories with family and friends, whether for summer escapes or full-time living. Don't forget to bring the cards and board games to keep the fun and laughter rolling. The long weekends with family and friends will carve out invaluable memories.