



**GRASSROOTS**

REALTY GROUP

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**12 Marina View Close  
Rural Stettler No. 6, County of, Alberta**

**MLS # A2301995**



**\$116,000**

**Division:** Rochon Sands Heights

**Lot Size:** 0.20 Acre

**Lot Feat:** -

**By Town:** Stettler

**LLD:** 20-40-20-W4

**Zoning:** LR

**Water:** See Remarks

**Sewer:** Public Sewer

**Utilities:** -

Fall is the Best time of Year for the Lake. Calm, Quiet, and Beautiful! Buffalo Lake at your fingertips, and the possibility of building your Dream house, Lake getaway, or RV lot is up to you. Located on South shores of Buffalo Lake, this development is unique with its own marina plus pavement to your lot! The services including water and sewer are available, current utility costs are \$44/month. The views are astounding. Plus, With this lot you have the option to buy the lot next to it to have one big lot, or pick your neighbour! Buffalo lake is great lake for all lake activities in the Summer or Winter, including boating and fishing. Some of the best fishing on the lake is right out in front of this development 100 yards off shore. The water gets deep quick at this part of the lake which is also good for boating.