



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8 Sunset Lane
Rural Stettler No. 6, County of, Alberta

MLS # A2303523



\$89,900

Division: Buffalo Sands

Lot Size: 0.16 Acre

Lot Feat: -

By Town: Erskine

LLD: 23-40-21-W4

Zoning: RRCS

Water: See Remarks

Sewer: -

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

Beautiful opportunity to secure your spot at Buffalo Lake in the Buffalo Sands development. These lots offer a great location with 60 feet of frontage, backing onto a walking path and just a short stroll down to the water. Services are conveniently at the lot line, making it easy to start planning your build. Buffalo Lake is known for its wide-open water, incredible sunsets, and easy lake lifestyle. Spend your summers boating, swimming, paddleboarding, or simply enjoying the beach. In the winter, it transforms into a hub for ice fishing, snowmobiling, and crisp lake days. Located just 20 minutes from Stettler and within a reasonable drive from both Calgary and Edmonton, it's an easy escape without the long haul. The area is also surrounded by great golf courses, adding even more to enjoy throughout the season. Buffalo Sands is a welcoming community that really emphasizes connection. Kids ride their bikes along the paved roads, neighbours gather and socialize, and summer days are spent at the beach or out on the boat — with a communal boat setup option adding to the ease of lake living. No building timeline adds flexibility to plan at your own pace. Added bonus — the neighbouring lot is also available for purchase, giving you the option to expand your footprint, add privacy, or create something truly special.