



GRASSROOTS

REALTY GROUP

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45 Buffalo Lane
Rural Stettler No. 6, County of, Alberta

MLS # A2303637



\$139,900

Division: Buffalo Sands

Lot Size: 0.15 Acre

Lot Feat: -

By Town: Erskine

LLD: 23-40-21-W4

Zoning: Resort Residential

Water: Public

Sewer: -

Utilities: -

Welcome to 45 Buffalo Lane at the desirable Buffalo Sands, a family orientated and fun, four season lake side community on beautiful Buffalo Lake. This lake lot is fully set up for you to immediately start enjoying featuring low maintenance landscaping, a private gazebo, outdoor kitchen and is walking distance to the lake, playground, basketball hoops, community pond and boat dock. The outdoor fully enclosed 3-season kitchen includes a countertop prep space and sink, x2 fridge/freezer units, a space saving all-in-one washer/dryer unit, efficient sized hot water tank, microwave, and upright cabinet along with additional shelving and storage. The custom-built gazebo features an L-shaped sectional and propane firepit with louvered shutters and turf creating a relaxing oasis for the whole family to enjoy! Dedicated decking off the gazebo and outdoor kitchen create the perfect balance of indoor/outdoor living and provides a generous space to park your holiday trailer. There is another storage shed tucked in the back corner with an area to accommodate a fire pit (currently stored in the shed), set up bean bags and/or tent depending on your needs. Almost fully fenced, the property includes an oversized gate at one end that allows access to the walking path that flanks the east side of the property, with the convenience of NO neighbors to the back. There are 2 RV hook-ups and is serviced with municipal water and sewer (currently set up to accommodate a holiday trailer) and offers efficient drainage from the gravel that was added through-out when this lot was developed. Also unique to this lot is the extra wide approach/culvert system and generous parking space. Located 5 minutes from the Rochon Sands Provincial Park and McDonalds Resort and Campground, only a 20-minute drive to Stettler and just 2hrs from either Calgary and Edmonton! All that is left for you to do is unpack and start enjoying the LAKE LIFE!