



GRASSROOTS

REALTY GROUP

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**4 Aspen Crescent
Rural Stettler No. 6, County of, Alberta**

MLS # A2304564



\$185,000

Division: Buffalo Sands

Lot Size: 0.27 Acre

Lot Feat: -

By Town: Erskine

LLD: 23-40-21-W4

Zoning: Resort Res- Community Ser

Water: Public

Sewer: Public Sewer

Utilities: -

Welcome to the vibrant lake community of Buffalo Sands on the south shore of Buffalo Lake—where relaxation, recreation, and natural beauty come together. Tucked away on a quiet cul-de-sac, this beautifully treed 0.27-acre lot offers the perfect setting to build your dream lake home or enjoy immediately as a fully equipped getaway. Thoughtfully developed for comfort and convenience, the property features an RV parking pad complete with electrical and water hookups, plus an adjacent deck—ideal for soaking in peaceful surroundings. A charming bunkhouse provides additional space for family and guests, while the on-site grill shelter and firewood storage make outdoor entertaining effortless. You will also appreciate the rare bonus of a private shower house equipped with a washer/dryer combo, toilet, and sink—bringing everyday convenience to your lake lifestyle. County water and sewer services are already in place, making future building plans even easier. Step outside and enjoy tranquil pond views directly in front of the lot, or take a short 5-minute walk to the lake where a sandy beach, boat launch, and endless water activities await. There’s even an option to purchase a boat slip on the community dock—perfect for making the most of your time on the water. Buffalo Sands is known for its welcoming community atmosphere and year-round recreation. Spend your summers boating, fishing, paddleboarding, kayaking, or swimming, and enjoy the natural beaches, playground, basketball court, and abundant green space for hiking and birdwatching. In the winter, embrace ice fishing, snowshoeing, and cross-country skiing right outside your door. Conveniently located just 15 minutes from Pheasantback Golf Course, 25 minutes to Stettler, and 1 hour to Red Deer, this property offers the perfect balance of seclusion and accessibility. Positioned between Edmonton and Calgary, it’s an easy escape from the city—without sacrificing convenience. Whether you are dreaming of building a custom lake house, creating lasting family memories, or simply investing in a peaceful retreat, this exceptional property is ready to make it happen.