



GRASSROOTS
REALTY GROUP

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

MLS # A2313363



\$174,900

Division: Buffalo Sands

Lot Size: 0.22 Acre

Lot Feat: -

By Town: Erskine

LLD: 23-40-21-W4

Zoning: Resort Residential

Water: Public

Sewer: Public Sewer

Utilities: -

Welcome to 37 Sunset Lane at Buffalo Sands, a four-season lake community on the south shore of beautiful Buffalo Lake. Set near the end of the subdivision with minimal through traffic and directly across the street from beach access, this property offers the kind of easy lake lifestyle families look for but rarely find. Spend your days at the beach, walk to the marina, enjoy evening fires with friends and family and take advantage of the nearby playground, basketball courts, walking paths and community gathering spaces — all just steps from your property. Surrounded by mature trees and thoughtfully developed over time, this lot offers a unique combination of privacy, functionality and future potential in one of the more desirable areas within Buffalo Sands. Saskatoon and black currant bushes are established throughout the property adding to the natural setting, while the elevated positioning creates potential for future lake views. Adding to the appeal is the community event centre located behind the property creating additional open space with no direct rear neighbors. Included in the sale is a 2004 Keystone Outback holiday trailer tucked into the landscape (sleeps 8-10 people) creating a comfortable and functional lake retreat. The property is exceptionally well equipped with two 12' x 24' structures that expand the overall usability of the space. One offers an enclosed storage/bunkie space (bunk beds and storage) paired with a covered shelter area creating the perfect setup for kids or guests. The second structure has been designed as an outdoor gathering space complete with a covered firepit area and sheltered dining/games space allowing you to comfortably enjoy the outdoors regardless of the weather. Municipal water and sewer services are already brought to the property along with power and additional RV hookups x2. Pole fencing lines the east and west property boundaries while the graveled driveway extends the full length of the property creating excellent access and functionality. Located just minutes from Rochon Sands Provincial Park and OI's MacDonalds Resort & Campground, approximately 20 minutes to Stettler and within easy reach of both Calgary and Edmonton. Whether you're looking for the perfect summer getaway, a place to gather with family and friends or the ideal future build site near the lake, 37 Sunset Lane is an opportunity within Buffalo Sands!