



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

7 St. George's Way  
Rural Stettler No. 6, County of, Alberta

MLS # A2318696



**\$255,000**

**Division:** Buffalo Lake Meadows

**Lot Size:** 0.75 Acre

**Lot Feat:** -

**By Town:** Erskine

**LLD:** 24-40-21-W4

**Zoning:** Resort Residential

**Water:** Cistern, Other

**Sewer:** -

**Utilities:** -

Nestled among the trees in the welcoming community of Buffalo Lake Meadows, this 0.75-acre lot offers the perfect blend of privacy, recreation, and future potential. Flat and easy to work with, the property is ideal for continued recreational enjoyment or future development. Surrounded by mature trees that provide shelter from the wind and create a peaceful retreat, this is a place to relax, unwind, and enjoy the outdoors. Located directly across the road from lake access, beach days and afternoons on the water are always within easy reach. The current owner has thoughtfully developed the property for recreational use, with plenty of room for multiple RVs, family, and friends to gather. The site is serviced with power and septic and is designed for comfortable seasonal enjoyment for the family and guests. A central fire pit area creates the perfect gathering place for evenings under the stars, while the covered structure provides a welcome retreat on rainy days and extends your enjoyment of the property in all weather. Enjoy quiet walks along nearby trails, listen to the birds from your campsite, and watch the kids explore the community by bike. Recent additions to the community include a new pickleball court, and boaters have the option to join the communal dock system. Buffalo Lake is a destination where lifelong memories are made, offering endless opportunities for boating, fishing, swimming, and time spent with family and friends. Enjoy this property exactly as it is today, or start planning for the future in one of Buffalo Lake's most enjoyable lake communities.