



41238 Feltham Drive
Rural Stettler No. 6, County of, Alberta

MLS # A2320918



\$1,890,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,591 sq.ft.	Age:	1983 (43 yrs old)
Beds:	13	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	17.57 Acres		
Lot Feat:	Beach, Front Yard, Lake, Lawn, Many Trees, Native Plants, No Neighbours B		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	15-41-20-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: All existing furniture and dishes

Over 17 acres of Privacy, Nature and Wildlife & 300ft of private Waterfront!!! This isn't just about owning a lakefront home or amazing recreational acreage.....this is a RARE OPPORTUNITY to own waterfront real estate with the versatility of 4 separate living spaces. When you factor land size, privacy, water front, and square footage of the home - the price per door value proposition is hard to ignore. This property is perfectly suited for multi-family enjoyment, hosting large gatherings or the ultimate Air BNB Investment. Whether your interests involve boating, fishing, walking trails, nature, hunting or just having a place to get away from it all.....this is it!!! THIS IS the Absolutely MOST UNIQUE property on all of Buffalo Lake!! FULLY FURNISHED - 4 Kitchens. 4 Living Rooms. 13 Bedrooms. 6 Bathrooms. 50ft of glass and screen porch that look out to the Lake.....It absolutely must be experienced to be appreciated!!! An adjacent parcel may also be available for purchase - increasing your ownership to 122 acres - Prime hunting and recreational land with the BONUS of Waterfront!!