



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2321250**



**\$199,000**

**Division:** Buffalo Lake

**Lot Size:** 3.56 Acres

**Lot Feat:** -

**By Town:** Erskine

**LLD:** 23-40-21-W4

**Zoning:** AG

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

Offering 3.56 acres near the south shore of Buffalo Lake, this agriculturally zoned parcel stands apart from the typical lake property. Whether your plans include building a private acreage, creating a recreational retreat, or exploring future subdivision opportunities, this property provides the space and versatility to make it happen. With ample room for a custom home, shop, outbuildings, and outdoor living, buyers can enjoy the freedom that comes with acreage ownership while remaining close to all the recreation Buffalo Lake has to offer. The size of the parcel creates options that are seldom found in a traditional lake lot setting. Municipal water, sewer, and power services are located nearby, while natural gas runs along the south boundary of the property, adding convenience for future planning. Whether you're looking for a place to build now, a seasonal spot for your trailer to enjoy lake living, or a property to hold for the future, this is a unique offering with plenty of room to grow.