



GRASSROOTS
REALTY GROUP

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

MLS # A2327245



\$229,000

Division:	Buffalo Sands
Lot Size:	0.24 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Gazebo, Interior Lo
By Town:	Rochon Sands
LLD:	23-40-21-W4
Zoning:	RR-CS
Water:	Public
Sewer:	Public Sewer, Pump
Utilities:	Electricity, Natural Gas at Lot Line, Water

Here is a fantastic, private lake lot just waiting for you to enjoy. Whether you're looking for the perfect weekend getaway or a future building site, this property is ready to accommodate your plans. The lot features a 24' x 26' detached double garage complete with plenty of storage, a bathroom, and even a kitchen sink, making it an ideal place to store your recreational vehicles, water toys, and outdoor gear. There is also an additional storage shed below for even more space. Outside, you'll find a beautiful pergola with a large firepit, creating the perfect gathering place to relax with family and friends, rain or shine. To make your transition even easier, the property includes almost everything you need to start enjoying lake life immediately, including a BBQ, dishes, yard games, water toys, a couple of kayaks, and much more. Buffalo Sands offers the convenience of communal water and sewer services, so there's no need to haul water in or septic waste out. The property is also serviced with power, making it ready for immediate use. Best of all, there is no building timeline, giving you the flexibility to enjoy the lot with your RV or even a tent for as long as you'd like. When you're ready to build, the property offers an excellent location for a home with a walkout basement. Buffalo Sands is known for its welcoming community and relaxed lake lifestyle. The beach is just a short walk away, where you can enjoy boating, fishing, kayaking, swimming, playgrounds, a basketball court, and plenty of green space for walking and birdwatching. When winter arrives, Buffalo Lake becomes a destination for ice fishing, snowmobiling, snowshoeing, cross-country skiing, and skating, providing year-round recreation. Conveniently located just 25 minutes from Stettler, with two nearby golf courses and both Edmonton and Calgary approximately two hours away, this property offers the perfect balance of recreation and accessibility. If you've been dreaming of a lake property that's ready to enjoy and includes many of the extras needed to start making memories right away, this could be the opportunity you've been waiting for.