



GRASSROOTS
REALTY GROUP

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1, Buffalo Drive
Rural Stettler No. 6, County of, Alberta

MLS # A2328572



\$329,900

Division:	Scenic Sands		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	943 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.45 Acre		
Lot Feat:	Few Trees, Irregular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RR
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry		

Inclusions: none

Views forever. Looking for peace and quiet, privacy, serenity? A place to unwind and watch the world go by? Well, here it is. Secluded, private living at its best. Heavily treed for keeping the world away. Sit around the firepit and stare deep into the fire with your thoughts while roasting marshmallows or hot dogs. The raised deck offers eye catching beautiful views from all sides. You'll enjoy uninterrupted 360 degree views from your bedrooms, the living area or monster deck. And don't forget about the lake! It's just a short walk or zoom around in your golf cart to get there faster. Create lasting memories with loved ones on Buffalo Lake's south shore, nestled within the warm community of Scenic Sands. The kids and grandkids will spend countless hours at the playground or swimming and exploring at the beach. The private backyard invites you to spend some quality time with family and friends: fun and laughter is guaranteed. Scenic Sands at Buffalo Lake is easily accessible and well-located—a wonderful neighborhood for building cherished memories with family and friends, whether for summer escapes or full-time living. Don't forget to bring the cards and board games to keep the fun and laughter rolling. The long weekends with family and friends will carve out invaluable memories. And if you have to many people dropping by there is always the family campground of Old MacDonalds farm just down the road.