

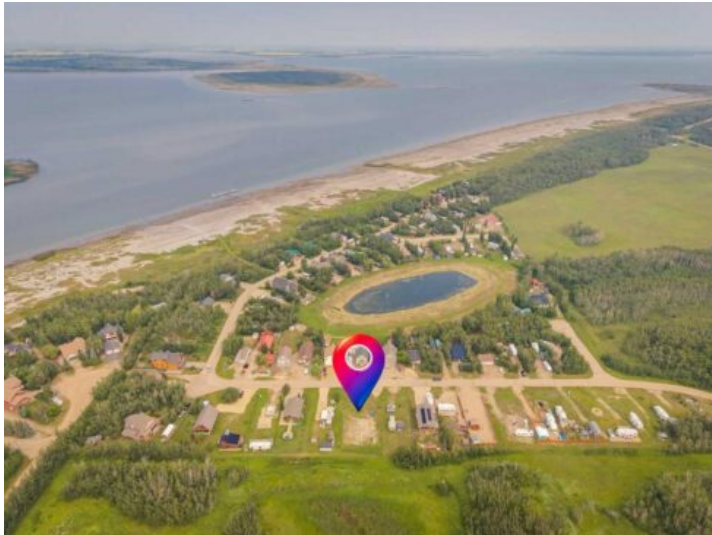


GRASSROOTS
REALTY GROUP

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53 & 55 Buffalo Lane
Rural Stettler No. 6, County of, Alberta

MLS # A2332830



\$198,000

Division: Buffalo Sands

Lot Size: 0.29 Acre

Lot Feat: Cleared

By Town: Alix

LLD: 23-40-21-W4

Zoning: DC-R2

Water: Other

Sewer: -

Utilities: -

Rarely does an opportunity like this come along. Lots 53 & 55 Buffalo Lane combine for 90' x 141' of prime lake-area real estate in the sought-after community of Buffalo Sands on Buffalo Lake — offering the flexibility to build two separate cabins, or combine the space for one larger, estate-style retreat. This beautiful, flat lot offers a rare opportunity for easy construction and landscaping. Tucked away in a quiet, private setting, this lake lot is calling your name. Whether you're dreaming of a weekend escape from the everyday, planning a family compound, or simply securing a future building site for down the road, this property is ready to bring your vision to life. Buffalo Sands offers lakefront, lake view & pond lots, complete with sandy beaches, walking trails, and all services to the property line — making it easy to build your dream getaway. Enjoy year-round recreation right outside your door: ice fishing, snowmobiling, hiking, cross-country skiing, & skating in the winter, plus endless lake days in the summer. Don't miss your chance to own a piece of lakeside Alberta on your own terms. Opportunities like this — with the flexibility of a double lot in this unbeatable location — don't last long.