



GRASSROOTS
REALTY GROUP

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2 Marina Place
Rural Stettler No. 6, County of, Alberta

MLS # A2334838



\$279,000

Division:	Rochon Sands Heights
Lot Size:	0.19 Acre
Lot Feat:	Corner Lot, Lake, Lawn, Rectangular Lot
By Town:	Erskine
LLD:	20-40-20-W4
Zoning:	Res
Water:	Public
Sewer:	Public Sewer
Utilities:	-

Lake views, marina access with an included boat slip, and a fully serviced lot come together on this exceptional lake property. Overlooking beautiful Buffalo Lake and the marina, this property offers a location that's difficult to match. Walk to your boat in moments, take in uninterrupted lake views from your own property, and spend more time on the water with the marina just steps away. Framed by open pasture bordering one side and the marina and Buffalo Lake right out front, this property enjoys a setting unlike many others in the community, offering peaceful prairie views in one direction and beautiful lake views in the other. Municipal water, community sewer, power, and natural gas are available, making the lot ready for immediate RV enjoyment or your future lake home. With no building commitment, you have the flexibility to enjoy the property now and build when the time is right. Situated near the end of a quiet close with no through traffic, it's a wonderful place for families where kids can ride their bikes, walk to the marina, or explore the community's paved walking and biking trails. Only 20 minutes from Stettler, one hour from Red Deer, and approximately halfway between Edmonton and Calgary, this property offers an exceptional opportunity to enjoy one of Central Alberta's premier lake communities. Come discover what lake living could mean for you.