

# \$174,000 - 21 Sunset, Rural Stettler No. 6, County of

MLS® #A2146217

**\$174,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

Buffalo Sands, Rural Stettler No. 6, County of,  
Alberta

Welcome to this wonderful Lake property at 21 Sunset Lane in the community of Buffalo Sands! This well situated lot has 60 feet of frontage and backs onto the green space and serene pond. The pond, with fountains, provides serenity in the summer and in the winter becomes a curling ring, skating rink providing great fun for everyone. Perfect location for a future walkout or any other style of retreat your heart desires with no building time frame. Power is already on the property and equipment is provided to put in your sewer and water. This treed property includes a 29' 2001 Vanguard Legend RV that sleeps 8 with dining table, kids table and couch pulled out. Families will love this community with two beaches, private docks, paved roads, volleyball court, playground walking paths and only a 3 minute walk to beach and boats. Buffalo Lake is one of the largest lakes in southern Alberta and is well known for its many recreational activities both summer and winter. The nearby towns of Erskine and Stettler offer many varied amenities including : Golf, Recreational facilities and shopping. .See you at the Lake!



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2146217  |
| Price  | \$174,000 |

|           |                  |
|-----------|------------------|
| Bathrooms | 0.00             |
| Acres     | 0.23             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 21 Sunset                       |
| Subdivision | Buffalo Sands                   |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C 1G0                         |

### Amenities

|           |              |
|-----------|--------------|
| Amenities | Beach Access |
|-----------|--------------|

### Exterior

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Back Yard, Cleared, Corners Marked, Creek/River/Stream/Pond, Few Trees, Front Yard |
|-----------------|------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2024 |
| Days on Market | 412            |
| Zoning         | RR-CS          |
| HOA Fees       | 300            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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