

# \$149,000 - 33 Sunset Lane, Rural Stettler No. 6, County of

MLS® #A2160902

**\$149,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.19 Acres

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

Lovely lake lot across from lakefront just off the pavement at BUFFALO SANDS. The playground is next door so you can watch the children or grandchildren play while you are enjoying a cool drink on your deck. This lot is surrounded by trees on both sides. The water, sewer and power are all installed for your convenience. The soil is quite sandy and allows for good drainage. Community activities happen all year round. Boating, kayaking, ice fishing, snowmobiling, ice skating - you name it.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2160902         |
| Price     | \$149,000        |
| Bathrooms | 0.00             |
| Acres     | 0.19             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 33 Sunset Lane                  |
| Subdivision | Buffalo Sands                   |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0C 2L0 |

**Amenities**

|            |                                                         |
|------------|---------------------------------------------------------|
| Amenities  | Beach Access, Other, Playground                         |
| Utilities  | Electricity Available, Sewer Available, Water Available |
| Waterfront | Beach Access, Lake, See Remarks                         |

**Exterior**

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Irregular Lot, Native Plants, See Remarks |
|-----------------|-------------------------------------------------------------------------|

**Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | August 27th, 2024        |
| Days on Market | 358                      |
| Zoning         | recreational/residential |
| HOA Fees       | 240                      |
| HOA Fees Freq. | ANN                      |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Central |
|----------------|----------------------|

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