

# **\$135,000 - On Twp 41-2, Rural Stettler No. 6, County of**

MLS® #A2037804

**\$135,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.26 Acres

NONE, Rural Stettler No. 6, County of, Alberta

Looking for a quiet acreage for your family to escape to? In an excellent location, this property is within 3 miles of Buffalo Lake Provincial Recreation Area (also known as Boss Hill) where you can enjoy all the lake has to offer, but also be far enough away so that you can truly enjoy the peace and quiet. Being so close to the lake, you could build your lake house, use it as a family campground, a hunting cabin, or build your year-round dream home. This acreage has one of the most picturesque views in central Alberta, with rolling hills, dots of native trees and shrubs, and amazing sunrises and sunsets. The property has a pond that curls around 3 sides, so you can enjoy the sights and sounds of local waterfowl and wildlife. The north side of this lot is lined with trees, a great windbreak. Undulating farmland surrounds this acreage and the property is +/- 3.26 acres. Buffalo Lake has many communities along its shores with plenty of activities for all ages. Boating and fishing are great in the summer, as well as paddle boarding and kayaking, swimming, bird watching and hiking, and camping at the Boss Hill campground. This acreage is 22 minutes north of Stettler, just half a mile off Highway 56, so you can enjoy the solitude of country living, while being close to town. It is situated partway between Edmonton (110 minutes) and Calgary (150 minutes). The taxes have not yet been assessed.



## Essential Information

MLS® #	A2037804
Price	\$135,000
Bathrooms	0.00
Acres	3.26
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	On Twp 41-2
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

## Additional Information

Date Listed	April 6th, 2023
Days on Market	810
Zoning	Country Residential

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.