

# \$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	Back Yard, Backs on to Park/Green Space, Cleared, Corners Marked, Creek/River/Stream/Pond, Few Trees, Front Yard
-----------------	--

### Additional Information

Date Listed	July 5th, 2024
Days on Market	353
Zoning	RR-CS
HOA Fees	300
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.