



GRASSROOTS
REALTY GROUP

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9 MacDonald Drive
Rural Stettler No. 6, County of, Alberta

MLS # A2229359



\$737,900

Division:	Scenic Sands		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,800 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.96 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, No Neighbours Behind, Underground Sp		

Heating: Boiler, In Floor

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: ICF Block

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry

Water: Well

Sewer: Holding Tank

Condo Fee: -

LLD: 14-40-21-W4

Zoning: Resort Residential

Utilities: -

Inclusions: fridge x2, gas range/oven, microwave, dishwasher, garbage compactor, washer/dryer, dining room table & 2 leafs, dining room chairs x8, dining hutch & mirror, kitchen island bar stools upstairs and downstairs, pool table and accessories, sectional couch, gas bbq, x3 sheds.

Experience the serenity of acreage living near the lake in the desirable community of Scenic Sands on Buffalo Lake. Situated on just under an acre, this exceptional property offers the perfect blend of privacy, space, and proximity to nature—all just a short walk from the beach, playground, and picnic area. This stunning open-concept bungalow showcases thoughtful design, custom features, and quality craftsmanship throughout. At the heart of the home is a chef's kitchen featuring cherrywood cabinetry, high-end stainless-steel appliances, an oversized custom gas stove, a triple stainless-steel sink, trash compactor, and corner pantry. The unique dining area impresses with 9- and 14-foot ceilings, custom octagon windows, and Tiffany light fixtures—an ideal space for gathering and entertaining. The cozy living room, highlighted by a custom stone feature wall and wood-burning fireplace, offers warmth and comfort—perfect for cool evenings. The main floor also includes a guest bedroom, a 4-piece bathroom, and a spacious primary suite filled with natural light. The primary retreat boasts a luxurious 5-piece ensuite with a walk-in steam shower, water closet, and a custom walk-in closet complete with laundry for ultimate convenience. The fully developed walk-out basement adds versatility with an additional bedroom, 4-piece bathroom, expansive living space, and a second kitchen/wet bar—ideal for guests, hosting family and entertaining. Step outside to the stamped concrete patio, set up for a hot tub, and enjoy the peaceful setting of your private yard. Designed for seamless indoor-outdoor living, the home features both a covered south-facing deck with gas BBQ hookup where the open views do not disappoint, and a private north-facing semi-covered deck for quiet relaxation. Additional highlights include custom window

coverings, premium tile flooring, built-in closet organizers with lighting, in-floor heat (including the basement, garage, and ensuite), central A/C, a boiler heating system and attached finished 19x16 single garage. The oversized paved driveway provides ample space for RV parking and leads to an additional heated, fully finished 32' x 28' detached double garage with a 3-piece bathroom and laundry. The yard is beautifully landscaped with low-maintenance flower beds, retaining walls, a dog run, garden space, underground sprinklers, and three storage sheds. Bonus features include 30 Amp RV plug-ins and sewer hookup to accommodate any holiday trailer. If you've been searching for peaceful acreage living with lake access nearby—this is the one. Don't miss your chance to own a truly special property where quality, comfort, and nature come together.