



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**39 Buffalo Drive**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2235057**



**\$414,900**

<b>Division:</b>	Scenic Sands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.49 Acre		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete, Slab, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS.

If you're looking for a year round Lake getaway, then this might be the one. Welcome to 39 Buffalo Drive. Situated on the South side of Buffalo Lake in the family friendly community of Scenic Sands. This little piece of paradise has plenty of space for all the family, complete with 2 bedrooms and 2 bathrooms. The newly updated Kitchen offers new cabinets, countertops, open shelving and plenty of space for a large dining table for the whole family to sit around. The main floor is complete with a bedroom large enough for 2 sets of bunk beds, washer, dryer, a 3 pc bathroom and a good sized family room. Upstairs in the open loft area you will find the large primary bedroom and an open concept 3 pc ensuite with a large soaker tub. The oversized windows offer an abundance of natural light throughout the whole cabin as well as great views. Walking out onto the back deck there is lots of space for a bbq and another large table. Follow the path down to the lake and enjoy the privacy of a secluded beach area for you to enjoy. Buffalo Lake offers plenty of summer and winter activities for everyone to enjoy all year round. Whether you are relaxing on the weekends or spending long periods of time, Scenic Sands is the perfect place for your short retreats or to call home.