



GRASSROOTS
REALTY GROUP

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

MLS # A2235057



\$409,900

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

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RR
Foundation:	Poured Concrete, Slab, Wood	Utilities:	-
Features:	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.