



**GRASSROOTS**  
REALTY GROUP

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**33 Sunset Lane  
Rural Stettler No. 6, County of, Alberta**

**MLS # A2266793**



**\$149,000**

**Division:** Buffalo Sands

**Lot Size:** 0.19 Acre

**Lot Feat:** Backs on to Park/Green Space, Irregular Lot, Native Plants, See Remarks

**By Town:** Stettler

**LLD:** 23-40-21-W4

**Zoning:** recreational/residential

**Water:** Public, Shared Well, Well

**Sewer:** Public Sewer

**Utilities:** Electricity, Sewer, Water

Lovely lake lot across from lakefront at BUFFALO SANDS. The lot is fully serviced and present owners have enjoyed this spot for several years. The playground is next door so you can watch the children or grandchildren play while you are enjoying a cool drink on your deck. This lot is surrounded by trees on both sides. The water, sewer and power are all installed for your convenience. The soil is quite sandy and allows for good drainage. Community activities happen all year round. Boating, kayaking, ice fishing, snowmobiling, ice skating - you name it. This area allows RV parking. An annual fee for water/sewer shut off and reconnect is \$100/yr. The monthly water/sewer fee is \$42.00/ mon