



**GRASSROOTS**  
REALTY GROUP

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**On TWP 41-2  
Rural Stettler No. 6, County of, Alberta**

**MLS # A2037804**



**\$135,000**

**Division:** NONE

**Lot Size:** 3.26 Acres

**Lot Feat:** -

**By Town:** Stettler

**LLD:** 8-40-19-W4

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Looking for a quiet acreage for your family to escape to? In an excellent location, this property is within 3 miles of Buffalo Lake Provincial Recreation Area (also known as Boss Hill) where you can enjoy all the lake has to offer, but also be far enough away so that you can truly enjoy the peace and quiet. Being so close to the lake, you could build your lake house, use it as a family campground, a hunting cabin, or build your year-round dream home. This acreage has one of the most picturesque views in central Alberta, with rolling hills, dots of native trees and shrubs, and amazing sunrises and sunsets. The property has a pond that curls around 3 sides, so you can enjoy the sights and sounds of local waterfowl and wildlife. The north side of this lot is lined with trees, a great windbreak. Undulating farmland surrounds this acreage and the property is +/- 3.26 acres. Buffalo Lake has many communities along its shores with plenty of activities for all ages. Boating and fishing are great in the summer, as well as paddle boarding and kayaking, swimming, bird watching and hiking, and camping at the Boss Hill campground. This acreage is 22 minutes north of Stettler, just half a mile off Highway 56, so you can enjoy the solitude of country living, while being close to town. It is situated partway between Edmonton (110 minutes) and Calgary (150 minutes). The taxes have not yet been assessed.