



**GRASSROOTS**  
REALTY GROUP

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On RR 20-4  
Rural Stettler No. 6, County of, Alberta

MLS # A2107831



**\$797,500**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	134.40 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Erskine
Basement:	-	LLD:	21-40-20-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Pasture

This is a once-in-a-lifetime opportunity to acquire a 134.40 acre property overlooking Buffalo Lake. This property is just a 2 minute drive to the waterfront in the community of White Sands. This location really is the best of both worlds-you can enjoy everything that comes with lake life while still being on the farm! The yard on this amazing property has two heated shops (each 40' X 32'), a barn (16' X 73'), a cold storage building (90' X 30'), a detached garage converted to a man cave, and a private camping spot. The two heated shops give you a combined area of 2560 sq ft; one has a bathroom, the other has a spacious mezzanine, and the lean to barn is attached. The man cave provides even more space to enjoy with a living room, some kitchen facilities with laundry area, 2 versatile rooms, and a bathroom with shower. The farmland itself is pasture with spots of native bush. This flexible property is ready to evolve to meet your needs.