



24 Abbey Road
Rural Stettler No. 6, County of, Alberta

MLS # A2139801



\$450,000

Division:	Scenic Sands		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.50 Acre		
Lot Feat:	Beach, Lake, Many Trees, Native Plants		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood	Sewer:	Holding Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Resort residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, mini freezer, microwave, 3 sheds, boat lift and dock.

What a fantastic time for you to own a lake front property with private access to a white sand beach. Located in Scenic Sands on the south shore of Buffalo Lake, this house is in a quiet cul-de-sac, surrounded by many trees. The lot is a wonderful place for kids or adults to explore, as much of the native trees and bush has been purposefully left. (An added bonus of the natural yard is that you will not have to spend much of your vacation time mowing the grass.) There is a wood path out to the fire pit, a lean-to for firewood, and a couple sheds to store your beach toys. Continue just a few steps more, and you will be on the beach. A private dock and boat lift is awaiting your ski boat, should you have one, and is located just a short walk away. A huge deck facing the lake spans the width of the house, an amazing spot to enjoy those summer nights. It is easy to wash off the beach sand with the outdoor shower located on the side of the house. The street side of this home has another larger garden shed, a small, raised garden, and space for an RV, with full hookups. Inside, there are nice oak hardwood floors which stretch throughout much of the home. The living room has a stacked stone feature wall and huge windows facing the lake. The dining area is next to a modern kitchen which has cabinets done in a dark stain and stainless-steel appliances. There are 3 bedrooms down the hall, all just the right size to fit a bed or two, depending on your needs. There is a contemporary, 3 pc bathroom with a vessel sink and a custom shower. This lakefront property is the perfect spot to make memories, enjoy down time with your family, gather your friends and neighbors for a campfire and smores, or just relax on the beach with the kids. Scenic Sands has wonderful boating, fishing, paddle boarding, kayaking, swimming, natural beaches, playgrounds, and plenty of green

space, giving you the opportunity for bird watching and hiking. Winter activities include ice fishing, snowshoeing, cross country skiing, and skating on the lake. Scenic Sands is only 17 minutes to the Pheasantback Golf Course, 24 minutes to Stettler, and 55 minutes to Red Deer. A quick drive from the cities, this property is situated partway between Edmonton (2 hrs) and Calgary (2 hrs, 20 min).