



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

MLS # A2143598



\$869,900

Division:	Scenic Sands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,965 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.85 Acre		
Lot Feat:	Backs on to Park/Green Space, Beach, Environmental Reserve, Lake, Low M		

Heating:	Fan Coil, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Cell Phone Signal Booster, TV and Bracket in Kitchen,

Rare opportunity for you to own waterfront property where you control the beach!. Located beside the municipal reserve and completely secluded this Scenic Sands (Lake) home exudes quality, privacy and a relaxing lake lifestyle. The quality of workmanship, materials and planning this property offers is unsurpassed. Equipped with a cell phone signal booster and high speed internet, you'll only be a phone call away...if you want to be. The massive grounds are meticulously landscaped with a low maintenance plan so you spend your time having fun! Outdoor living in multiple areas... on the beach, around the fire pit and playground area on the grounds or on the upper deck with multiple gas space heaters, a gas fireplace and optional up/down screening and glass weather protection system. There's even an outdoor shower station on the patio level...(set the temp in the utility room). Fully serviced with your own water well, filtration system and reverse osmosis. Septic system is dual tank... the lower tank is 1200 gallons and pumps to the upper tank (3000 gallons) which is trucked away occasionally. There is an RV hookup with power, water and septic. Oversized shop has floor heating from an on demand hot water system, 220 power and is a great spot for your water and snow toy storage. Scenic Sands is a year round community with many full time residents. There is always lots to do from boating and water sports to snowmobiling and winter sports. World class golfing is only 10 minutes away at Pheasant Back G & CC. World class goose and duck hunting is only minutes away as Buffalo lake is on the western edge of the migratory bird flyway. This property is less than 2 hours from Edmonton and about 2 1/4 hours from Calgary. This is a pristine quality home... offered for sale from original owners.