

8 Sunset Lane Rural Stettler No. 6, County of, AB T0C 2L0

Land
W: 4 R: 21 T: 40 S: 23 Q: SE

A1027193
CDOM: 0

Active
DOM: 0

LP: \$95,500.00
OP: \$95,500.00

PD:



Class:	Land	Area:	Rural Stettler No. 6, County of
County:	Stettler No. 6, County of	Zone:	Buffalo Sands
Type:		Postal Code:	T0C 2L0
Style:		Condo Type:	
Year Built:		Unit:	
LINC#:	0031045439		
911 Addr:	8 Sunset Lane, Buffalo Sands		
LP/Acre:	None	Blk:	2
Reports:	0522242	Lot:	27
Legal Pln:			

Title to Lnd: Fee Simple
Exclusion: No
Disclosure: Contact Agent for Details
Reports: None
Restrictions: Building Design Size, Building Restriction

Ownership:

Public Remarks: # 6 at Beautiful Buffalo Lake in the Buffalo Sands development. This lot is in a great location with 60 feet of frontage and backing onto a walking path so close to the lake. Services are at the lot line and this lot would be perfect for a walkout. Buffalo Lake is one of the largest lakes in Southern Alberta. Great place for all types of recreation including: Boating, Swimming, Water Skiing, Fishing and Snowmobiling and Ice Fishing in the winter. This property is approximately 2 hours from Calgary or Edmonton and 20 minutes from all the amenities of Stettler. You are also surrounded by several nice golf courses. Th Buffalo Sands development has paved roads and you can walk to lake in 2 minutes! No Building Time Commitment . Come and check it out!

Directions: Approximately 40KM east of Red Deer on Hwy 12, to the Hamlet of Erskine. Travel north on Hwy 835 for approximately 13 KM, then turn left at the stop sign near a red barn. Drive 5 KM then turn north at the bottom of the hill between the two ponds. Then take the first left and that is Buffalo Sands.

Property Information

Dist to Trans:
Irrigation Eqp:
Rd Frontage: County Road
Lot Dim:
Amenities:
Land Use: RRCS
Road Access:
Front Exp:
Parcels:
Acres Cleared:
Acres Irrigat:
Total Acres: 0.16
Sewer/Septic:
HOA: \$240.00/Annually
HOA Fee Incl:
Elem School:
Jr/Mid Schl:
Bus Service:
Water Supply:
Water GPM:
Utilities: Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, See Remarks, Sewer Available

Dist to School:
Farm Eqp Inc:
Frnt Lngth: 18.29M 60`0"
Lot Size: 7145 SqFt
Tax Amt/Yr: \$574.00/2020
Local Imprv:

Acres Cultivtd:
Acres Lshld:
Acres Fenced:
Acres Pasture:
Fencing: None
High School:
Reg Wtr Rgt:

Depth of Well:

Condo Information

Condo Name:
Condo Fee:
Reg Size-SF:
Reg Size Inc:
Mgt Co/Phone:
Fee Includes:

Condo Type:
Payment Sch:
Reg Size-Mtr:

Agent & Office Information

List REALTOR@: Peter Ward peter.ward@shaw.ca
List Firm: REAL ESTATE PROFESSIONALS INC.
Appt: Call listing agent

Phone: 403-585-2018
Phone: 403-547-4102

8/27/2020

Matrix

Showing Contact: Peter Ward
Comm: 3% on total purchase price

Phone: 403-585-2018
List Date: 08/27/2020
Expiry Dt: 01/15/2021
With Dt:

LB Type:
LB Information:
Owner Name: Aaron and Carol Baumgarten
Occupancy: Vacant
Exclusion: No
Member Rmks: This lot is a build only, however you can have an RV on it for up to 21 days at a time before pulling it off. There is also an adjacent property for sale.

Ownership: Private
Occupant Nm:
SRR: No

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).