

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

**Land** **A1027037** **Active** **LP: \$89,900.00**  
**W: 4 R: 21 T: 40 S: 23 Q: SE** **CDOM: 0** **DOM: 0** **OP: \$89,900.00** **PD:**



**Class:** Land  
**County:** Stettler No. 6, County of **Area:** Rural Stettler No. 6, County of  
**Type:**  
**Style:** **Zone:**  
**Year Built:** **Community:** Buffalo Sands  
**LINC#:** 0031045421 **Postal Code:** T0C 2L0  
**911 Addr:** 6 Sunset Lane, Buffalo Sands **Condo Type:**  
**LP/Acre:**  
**Reports:** None **Unit:**  
**Legal Pln:** 0522242 **Blk:** 2 **Lot:** 26

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

**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 40 KM 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 red barn (at stop sign). Drive approximately 5 km and turn right at the bottom of the hill where the ponds are on each side. Then drive north until you see the sign for Buffalo Sands on your left hand side, it will be the first left hand turn.

**Property Information**

**Dist to Trans:**  
**Irrigation Eqp:**  
**Rd Frontage:** Private 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, Natural Gas at Lot Line, See Remarks, Sewer Available

**Dist to School:**  
**Farm Eqp Inc:**  
**Frnt Lngth:** 18.29M 60`0"  
**Lot Size:** 7143 SqFt  
**Tax Amt/Yr:** \$574.00/2020  
**Local Imprv:**

**Acres Cultivtd:** **Acres Fenced:**  
**Acres Lsehd:** **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:** Contact listing agent for showings

**Phone:** 403-585-2018

**Phone:** 403-547-4102

**Showing Contact:** Peter Ward  
**Comm:** 3% of total sale price

**LB Type:**

**LB Information:**

**Owner Name:** Aaron & 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

**Phone:** 403-585-2018

**List Date:** 08/27/2020

**Expiry Dt:** 01/15/2021

**With Dt:**

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