

# **\$679,000 - 17 Sunset Lane, Rural Stettler No. 6, County of**

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MLS® #A2196389

**\$679,000**

4 Bedroom, 3.00 Bathroom, 1,784 sqft  
Residential on 0.22 Acres

Buffalo Sands, Rural Stettler No. 6, County of,  
Alberta

Welcome to Sunset Lane Buffalo Sands!  
Where the name says it all! This A-Frame home is North facing towards Buffalo Lake allowing you to enjoy breathtaking sunsets all year round. Upon entering the home, you will find an open concept living room, dining kitchen area. Great for entertaining anytime of the year. Tons of soft close cabinets with large drawers and as well as pantry for all the snacks. Island includes microwave shelf, and wine rack for those precious bottles. 2 bedrooms on the main with a 4 piece (jetted tub) complete the main floor. Primary suite is located in the loft area boasting 400 sq ft with 3 piece en suite, and plenty personal quiet space to relax. Finished walkout basement is roomy and lots of natural light huge Recreation area, along with wet bar, another bedroom, 4 piece bath. And plenty of storage. The serene backyard backs on to the community Eagle Pond with 2 fountains running in the summer for ambience, and during the winter is cleared for skating and the curling (rocks supplied) for some winter fun. Maintenance free composite deck with fire pit area. and low maintenance, attractive landscaping. The upper deck is also composite, and both areas have natural gas lines for BBQ ease. 2 shed 16 x 12 (1 insulated) and 2 garden boxes for the flower or veggie lover. 13 x 24 cement covered carport. Additional interior features include security



system, Central Air (2022) new range (2024) washer, dryer (2023), and water softener, on demand hot water. This property includes a boat slip on the community dock, allowing you to easily jump in and go for a ride anytime throughout the summer months. The yearly \$300 Community fee includes paved roads within the subdivision. Water and sewer are county services for monthly fee. Great community with many family functions throughout the year. Buffalo Sands is truly a hidden gem.

Built in 2013

**Essential Information**

MLS® #	A2196389
Price	\$679,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,784
Acres	0.22
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, A-Frame
Status	Active

**Community Information**

Address	17 Sunset Lane
Subdivision	Buffalo Sands
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

**Amenities**

Amenities	Other, Playground
Parking	Carport

## Interior

Interior Features	Open Floorplan, High Ceilings, See Remarks
Appliances	See Remarks
Heating	Forced Air, Fireplace(s), In Floor Roughed-In, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Insert, Living Room, Masonry, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Yard, Garden, Private Entrance
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Private, See Remarks, Views, Front Yard, Gentle Sloping, Irregular Lot, Lake, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, See Remarks
Foundation	ICF Block

## Additional Information

Date Listed	February 21st, 2025
Days on Market	57
Zoning	Residential
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Central
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