

# \$275,000 - #9 Hill Close, Rural Stettler No. 6, County of

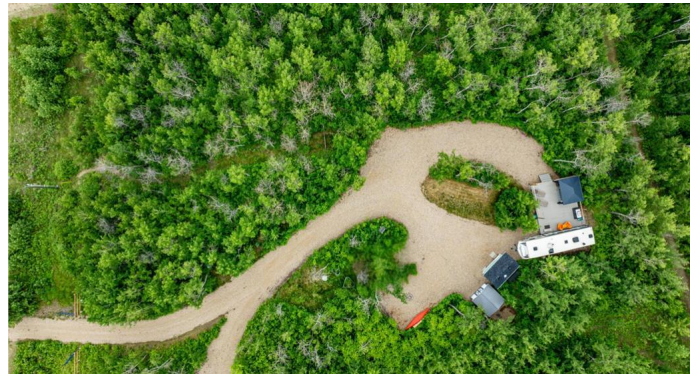
MLS® #A2208954

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.00 Acres

Buffalo Lake Meadows, Rural Stettler No. 6,  
County of, Alberta

Unlock Your Lakeside Dream: Premium, Ready-to-Enjoy 1 Acre Lot at Buffalo Lake Meadows. Imagine waking up to breathtaking western views of Buffalo Lake from your own private one-acre sanctuary. This isn't just another lake lot; it's a meticulously prepared haven within the desirable community of Buffalo Lake Meadows. With ample space and hookups for your own trailer plus two additional for friends and family, hosting lakeside getaways is a breeze. Extensive investments and meticulous improvements have transformed this property into a turnkey experience. Simply bring your RV and immediately enjoy the new 20' x 24' composite deck and gazebo with west-facing lake views. Imagine no more scrambling for Alberta campsite reservations – your private lakeside lot awaits. All essential infrastructure is already in place - fully supporting both immediate enjoyment and future development - including: a robust 200 amp electrical service, a 50 amp RV plug, a convenient 30 amp guest plug, and dual RV hookups. Hosting friends and family is effortless with a large 2500-gallon freeze-resistant septic system and a reliable water well complete with a 250V pump, pressure tank, and digital controller. Natural gas is available at the lot line. This prime lot is not just cleared and leveled; a full geotechnical assessment is available, providing a solid foundation for your custom lake home. Plan, design, and build



your perfect retreat amidst the mature trees and Saskatoon berry bushes, with the natural beauty of Rochon Sands Provincial Park stretching out directly behind the lot, offering a natural extension of your own backyard. Buffalo Lake Meadows enhances your lifestyle with community amenities including a private dock with boat slips, a children's park, volleyball net, expansive municipal reserve, and a sandy beach. And this year, a new addition of a sport court and covered entertaining pavilion! With Rochon Sands Provincial Park's additional recreational offerings just a 10 min stroll away, adventure is always within reach. Located an easy drive from Red Deer, Calgary, and Edmonton, this exceptional property offers a stress-free escape from the crowded campground booking system and a rare opportunity to invest in premium lakefront living. Don't settle for less – experience the difference at Buffalo Lake Meadows. Schedule your private viewing today and discover why this is the premier lot available on Buffalo Lake.

### **Essential Information**

MLS® #	A2208954
Price	\$275,000
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	#9 Hill Close
Subdivision	Buffalo Lake Meadows
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta

Postal Code T0C2L0

### **Amenities**

Utilities Electricity Available, Natural Gas at Lot Line

### **Exterior**

Exterior Features Fire Pit, Lighting, RV Hookup

Lot Description Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Private

### **Additional Information**

Date Listed April 5th, 2025

Days on Market 17

Zoning RR

### **Listing Details**

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.