

\$639,900 - 17 Sunset Lane, Rural Stettler No. 6, County of

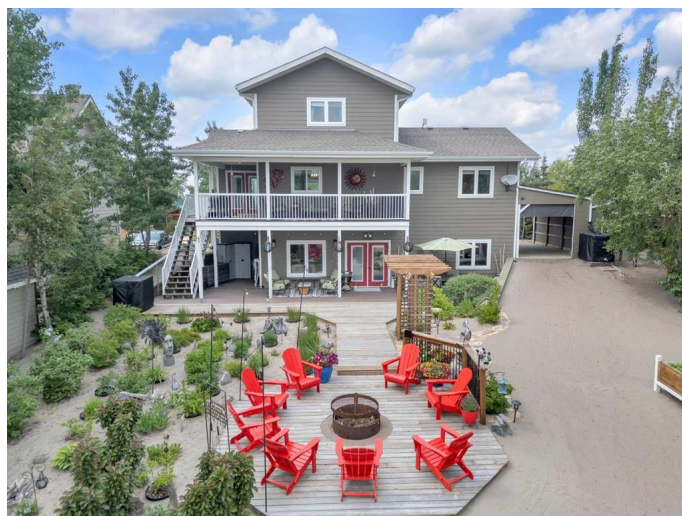
MLS® #A2228239

\$639,900

4 Bedroom, 3.00 Bathroom, 1,702 sqft
Residential on 0.22 Acres

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

Prepare to be impressed by this beautifully finished 1.5 storey home with a fully developed walkout basement, offering stunning views of a community pond with twin fountains at the back and Buffalo Lake out front! The property boasts excellent curb appeal with its striking A-frame main living area design, composite siding, expansive front composite deck, and abundant parking, including a covered carport with a concrete floor. Step inside to a spacious entry that opens into an inviting kitchen, dining, and living area. The kitchen features rich wood cabinetry, a center island, pantry, stainless steel appliances, and a sink with a view of the landscaped backyard and pond. The adjacent dining area accommodates large gatherings, while the living room impresses with its soaring wood-finished vaulted ceiling, expansive windows with views of Buffalo Lake, and a cozy gas fireplace with a floor-to-ceiling stone surround. The main level also includes two bedrooms, a four-piece bath, and a laundry room. Upstairs, the large primary bedroom offers a private three-piece ensuite and additional lake and pond views. The walkout basement is an entertainer's dream with a large wet bar, spacious family room, additional bedroom, four-piece bath, and a versatile storage room that could easily become a fifth bedroom if desired. Outdoor living shines here with both upper and lower



covered composite decks, a wood walkway leading to a ground-level deck with a fire-pit, beautiful landscaping, and two separate sheds/workspaces. This property also includes a boat slip on the community dock, just steps from your front door. Additional features include central A/C (2023), new range (2024), washer/dryer (2023), septic grinder pump (2024), water softener, hot water on demand, and BBQ gas lines. Experience elegant lake living at its finest!

Built in 2013

Essential Information

MLS® #	A2228239
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,702
Acres	0.22
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
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	Beach Access
Parking Spaces	4
Parking	Carport

Is Waterfront	Yes
Waterfront	Beach Access, Lake, Pond, Waterfront

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, Views
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	ICF Block

Additional Information

Date Listed	June 6th, 2025
Days on Market	12
Zoning	Residential
HOA Fees	300
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Maximum
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