

# \$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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