

# **\$769,000 - 32 St. Georges Way, Rural Stettler No. 6, County of**

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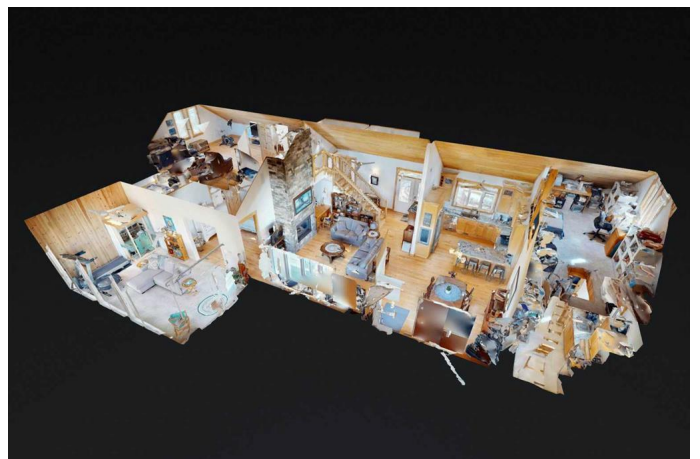
MLS® #A2208600

**\$769,000**

3 Bedroom, 3.00 Bathroom, 2,553 sqft  
Residential on 0.51 Acres

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

Spoil yourself with this stunning lakefront home in the private community of Buffalo Lake Meadows on the south shore of Buffalo Lake. This custom-built house sits on a large 0.51 acre lot. In addition to the 2553 sq ft home, this property includes a 3-car garage with bathroom and a loft used as a mancave and storage. This expansive residence offers a harmonious blend of luxury and comfort. Inside, vaulted, knotty pine ceilings run the length of the home and the stone gas fireplace in the living room stretches up to the ceiling. Large windows with transoms offer you a magnificent view of the lake. This is open to the dining room which has a patio door to a huge deck facing the water. This deck is spacious enough for all your deck furniture and has a hook up for a gas barbecue, great for family functions. The kitchen is impressive with stainless steel appliances (including double oven), granite countertops, maple cabinets, and a peninsula with space for stools. The primary bedroom has a luxurious ensuite with double sinks, clawfoot tub, custom shower, water closet, and walk-in closet. Here there is also access to a beautiful sunroom with patio doors to the deck and a wall of windows showcasing the lake. There are two nice sized bedrooms down the hall as well as a 4-pc bathroom and storage room. There is a beautifully built staircase to a spacious loft



offering a versatile space for work, relaxation, or extra beds. The mudroom is spacious and leads to the laundry room with a sink, cabinets, and fridge. There is ladder access to another loft which overlooks the main living area below. Upgrades include maple hardwood flooring, knotty pine doors and trim, heated flooring in bathrooms, central vac, and indoor and outdoor speakers. Outside, the front yard is fenced with direct access to the beach. The back deck extends to a paving stone patio with fire pit and raised deck. There are raised planter boxes, a greenhouse, and storage sheds for lake toys and equipment. Buffalo Lake Meadows has wonderful fishing, a private community dock, paddle boarding, kayaking, swimming, natural beaches, playgrounds, and plenty of green space, giving you the opportunity for bird watching and hiking. Winter activities include ice fishing, snowshoeing, and cross-country skiing. Buffalo Lake Meadows is only 14 minutes to the Pheasantback Golf Course, 24 minutes to Stettler, and 55 minutes to Red Deer. A quick drive from the cities, this property is situated partway between Edmonton (2 hrs) and Calgary (2 hrs, 20 min).

Built in 2014

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208600    |
| Price          | \$769,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,553       |
| Acres          | 0.51        |
| Year Built     | 2014        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 32 St. Georges Way              |
| Subdivision | Buffalo Lake Meadows            |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C 1G0                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 4                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Skylight(s), Stone Counters, Natural Woodwork |
| Appliances        | Gas Stove, Refrigerator, Washer/Dryer                         |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas, Living Room                                              |
| Basement          | None                                                          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Garden, Fire Pit |
| Lot Description   | Lake, Beach                    |
| Roof              | Asphalt                        |
| Construction      | Wood Frame, Cement Fiber Board |
| Foundation        | ICF Block                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 18              |
| Zoning         | RR              |

### Listing Details

Listing Office

RE/MAX 1st Choice Realty

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