

# **\$737,900 - 9 Macdonald Drive, Rural Stettler No. 6, County of**

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MLS® #A2229359

**\$737,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.96 Acres

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

Experience the serenity of acreage living near the lake in the desirable community of Scenic Sands on Buffalo Lake. Situated on just under an acre, this exceptional property offers the perfect blend of privacy, space, and proximity to nature—all just a short walk from the beach, playground, and picnic area. This stunning open-concept bungalow showcases thoughtful design, custom features, and quality craftsmanship throughout. At the heart of the home is a chef's kitchen featuring cherrywood cabinetry, high-end stainless-steel appliances, an oversized custom gas stove, a triple stainless-steel sink, trash compactor, and corner pantry. The unique dining area impresses with 9- and 14-foot ceilings, custom octagon windows, and Tiffany light fixtures—an ideal space for gathering and entertaining. The cozy living room, highlighted by a custom stone feature wall and wood-burning fireplace, offers warmth and comfort—perfect for cool evenings. The main floor also includes a guest bedroom, a 4-piece bathroom, and a spacious primary suite filled with natural light. The primary retreat boasts a luxurious 5-piece ensuite with a walk-in steam shower, water closet, and a custom walk-in closet complete with laundry for ultimate convenience. The fully developed walk-out basement adds versatility with an additional bedroom, 4-piece bathroom, expansive living



space, and a second kitchen/wet bar—ideal for guests, hosting family and entertaining. Step outside to the stamped concrete patio, set up for a hot tub, and enjoy the peaceful setting of your private yard. Designed for seamless indoor-outdoor living, the home features both a covered south-facing deck with gas BBQ hookup where the open views do not disappoint, and a private north-facing semi-covered deck for quiet relaxation. Additional highlights include custom window coverings, premium tile flooring, built-in closet organizers with lighting, in-floor heat (including the basement, garage, and ensuite), central A/C, a boiler heating system and attached finished 19x16 single garage. The oversized paved driveway provides ample space for RV parking and leads to an additional heated, fully finished 32' x 28' detached double garage with a 3-piece bathroom and laundry. The yard is beautifully landscaped with low-maintenance flower beds, retaining walls, a dog run, garden space, underground sprinklers, and three storage sheds. Bonus features include 30 Amp RV plug-ins and sewer hookup to accommodate any holiday trailer. If you've been searching for peaceful acreage living with lake access nearby—this is the one. Don't miss your chance to own a truly special property where quality, comfort, and nature come together.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229359  |
| Price          | \$737,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,800     |
| Acres          | 0.96      |

|            |                                  |
|------------|----------------------------------|
| Year Built | 2007                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9 Macdonald Drive               |
| Subdivision | Scenic Sands                    |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C 2L0                         |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Detached, Single Garage Attached |
| # of Garages | 3                                              |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Washer/Dryer, Water Softener, Window Coverings, Built-In Refrigerator, Built-In Gas Range, Trash Compactor |
| Heating           | Boiler, In Floor                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Wood Burning                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                             |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | RV Hookup, Storage                                                            |
| Lot Description   | Lawn, Low Maintenance Landscape, Underground Sprinklers, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding                                                                  |
| Foundation        | ICF Block                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | June 9th, 2025     |
| Days on Market | 67                 |
| Zoning         | Resort Residential |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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