

**6920 Meadowview Drive  
Stettler, Alberta****MLS # A2272909****\$105,000****Division:** Meadowlands**Lot Size:** 0.16 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** R1**Water:** -**Sewer:** -**Utilities:** -

Located in Stettler's sought after Meadowlands subdivision, this 121'  $\times$  59' bare lot offers an opportunity to design and build your DREAM home in a neighbourhood shaped by custom-built, modern residences. The property provides lasting rear privacy with no neighbours behind, combined with an unbeatable and convenient location backing onto the sports fields and an established network of paved walking paths, not mention its proximity to West Stettler Park. With the natural grade supporting one of the most desirable build features, a walk-out basement capability, future home designs can include a bright, functional lower level that flows into your backyard for ultimate indoor/outdoor living. Buyers may purchase this lot individually or combine it with the adjoining lot (MLS® A2272914) for expanded yard space. The generous scale allows room to comfortably incorporate a triple-car attached garage, or a home design featuring both an attached garage and a secondary detached garage, workshop, or hobby space. Build possibilities are flexible and can be tailored to personal preferences. Purchasing now through the winter season provides strategic lead-time for planning, permits, and servicing decisions, so you're ready to building this spring — your DREAM home awaits. With premium walkability, privacy, and custom-build appeal, this lot offers outstanding long-term enjoyment, architectural potential, and resale confidence.