

\$675,000 - 13 Marina View Close, Rural Stettler No. 6, County of

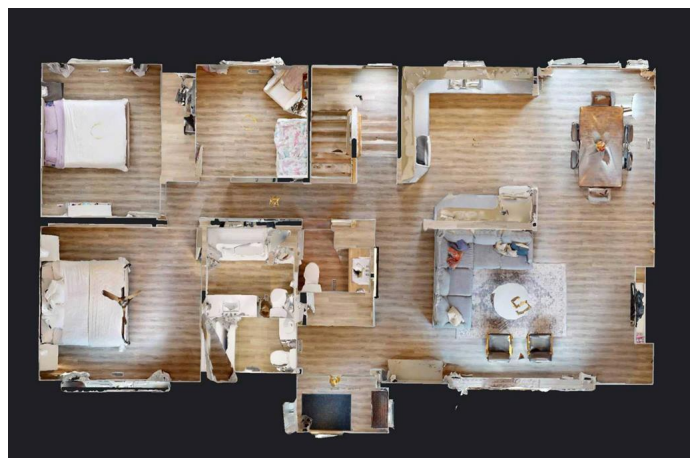
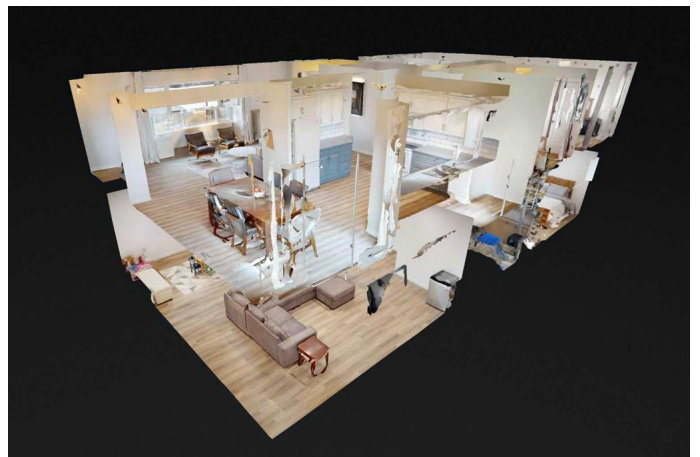
MLS® #A2209956

\$675,000

5 Bedroom, 3.00 Bathroom, 1,332 sqft
Residential on 0.23 Acres

Rochon Sands Estate, Rural Stettler No. 6,
County of, Alberta

This lake front property at Rochon Sands on the south shore of Buffalo Lake is a fantastic spot for your family to get away for the weekend, spend the whole summer, or enjoy year-round living. The well-designed family home includes a bright, inviting entrance leading to a spacious living room with large windows providing ample natural light. The dining room has an amazing view of the lake, with patio doors taking you out to the raised deck. The kitchen window also has an excellent view of the lake. Down the hall, there is a large primary bedroom with modern ensuite which has a tub/shower combination with custom tile. There are two more bedrooms and a 2pc bathroom with unique vessel sink. Downstairs, there is a huge family room which could be used for a variety of activities: home gym, media centre, kids play area, etc. There are two bedrooms and a renovated, 4 pc bathroom with double sinks. The dedicated laundry room with high-efficiency appliances adds convenience. Throughout the home, the light, wood-look flooring creates a cohesive and contemporary feel and makes it easy to sweep up sand from the beach. There are so many upgrades in this home including new flooring throughout, new doors and door knobs, updated light fixtures, new vinyl windows, new electrical, heating, and hot water tank. Outside, the view from the



deck doesn't get any better than this! The lawn stretches out front to a sloped hillside and shore beneath and there is a path to the lake. The street side of this property has plenty of parking and enough space to build a garage. This is one of the few properties in this area that is on municipal water and sewer, so you don't have to worry about hauling water in or emptying out a septic. Rochon Sands is a wonderful community that has tennis/pickleball courts, a disc golf course, playgrounds, a community hall, and there are 3 golf courses close by. In the winter you can partake in ice fishing, sledding, snowshoeing, cross country skiing, skating track, and a rink with lights at night. This is an awesome opportunity to own a lake front property.

Built in 1977

Essential Information

MLS® #	A2209956
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,332
Acres	0.23
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	13 Marina View Close
Subdivision	Rochon Sands Estate
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of

Province	Alberta
Postal Code	T0C 2L0

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Stove, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Lake
Roof	Metal
Construction	Wood Frame, Composite Siding
Foundation	ICF Block

Additional Information

Date Listed	April 10th, 2025
Days on Market	132
Zoning	Resort Res - Community Se

Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.