

\$199,900 - 14 Buffalo Way, Rural Stettler No. 6, County of

MLS® #A2218730

\$199,900

0 Bedroom, 0.00 Bathroom,
Land on 1.06 Acres

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

1.06 Acres Minutes from Buffalo Lake â€“
Rochon Sands Estates

Discover the perfect blend of privacy and convenience in the peaceful community of Rochon Sands Estates. This spacious 1.06-acre lot is ideally located just down the road from Buffalo Lake, with paved access right to the driveway.

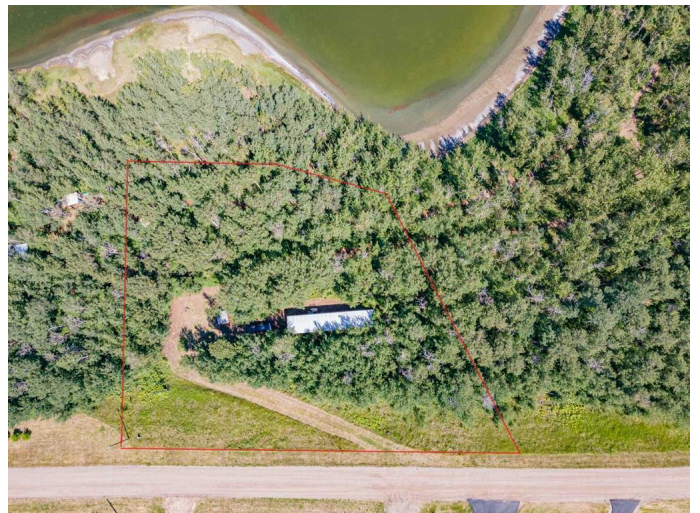
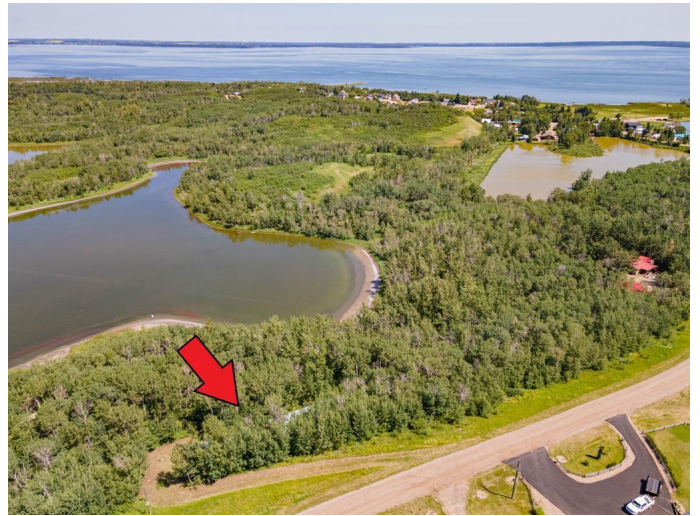
A portion of the land has already been cleared, offering a great head start for development, while the surrounding trees ensure plenty of privacy. Enjoy the natural beauty of the area, including nearby wild game trails and a scenic pond that attracts local wildlife. Plus, with municipal reserve land bordering the east and north, youâ€™ll never have to worry about neighbors building too close.

The property is equipped with a septic tank, water cistern, and powerâ€”ready for your future plans.

If youâ€™re looking for a peaceful getaway near the lake, with easy access to all the action at the waterâ€™s edge, this might be the opportunity youâ€™ve been waiting for.

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2218730 |
| Price | \$199,900 |
| Bathrooms | 0.00 |



| | |
|----------|------------------|
| Acres | 1.06 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 14 Buffalo Way |
| Subdivision | Rochon Sands Estate |
| City | Rural Stettler No. 6, County of |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0C 3B0 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Available, Sewer Available, Water Available |
|-----------|---|

Exterior

| | |
|-----------------|---|
| Lot Description | Backs on to Park/Green Space, Corners Marked, Many Trees, Native Plants |
|-----------------|---|

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 43 |
| Zoning | Country residence recreat |

Listing Details

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

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