

\$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.

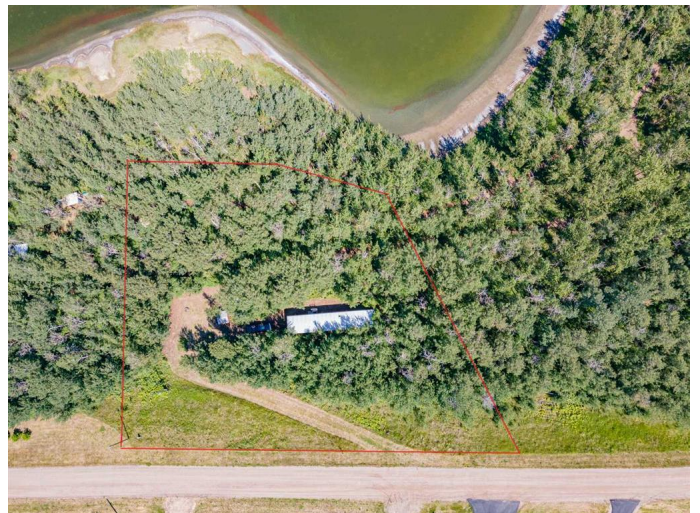
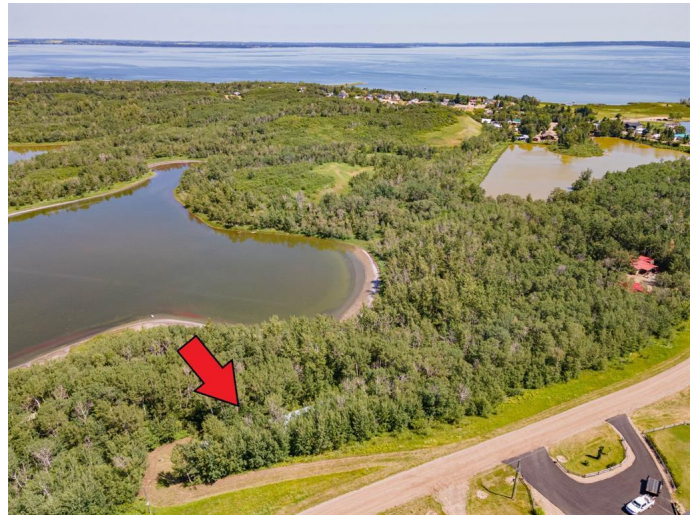
A portion of the land has already been cleared, offering a great head start for development, while the surrounding trees ensure plenty of privacy. Enjoy the natural beauty of the area, including nearby wild game trails and a scenic pond that attracts local wildlife. Plus, with municipal reserve land 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	Many Trees, Backs on to Park/Green Space, Corners Marked, Native Plants
-----------------	---

Additional Information

Date Listed	May 7th, 2025
Days on Market	151
Zoning	Country residence recreat

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.