

# \$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 –  
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, you™ll never have to worry about neighbors building too close.

The property is equipped with a septic tank, water cistern, and power-ready for your future plans.

If you™re looking for a peaceful getaway near the lake, with easy access to all the action at the water™s edge, this might be the opportunity you™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
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### Exterior

Lot Description	Backs on to Park/Green Space, Corners Marked, Many Trees, Native Plants
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### Additional Information

Date Listed	May 7th, 2025
Days on Market	122
Zoning	Country residence recreat

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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