

# \$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.

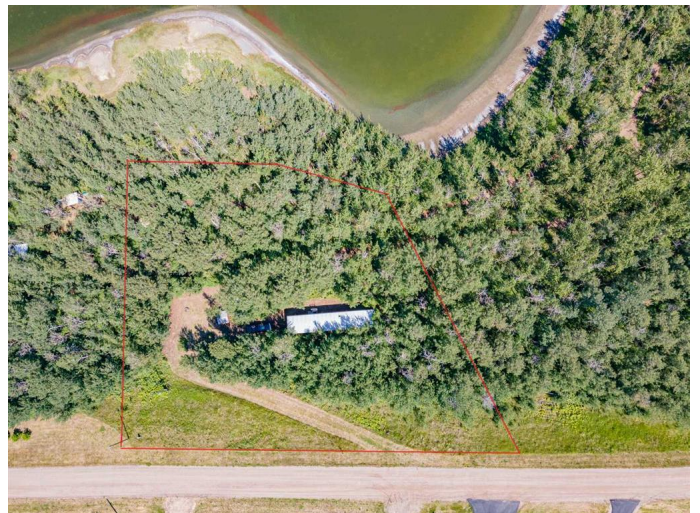
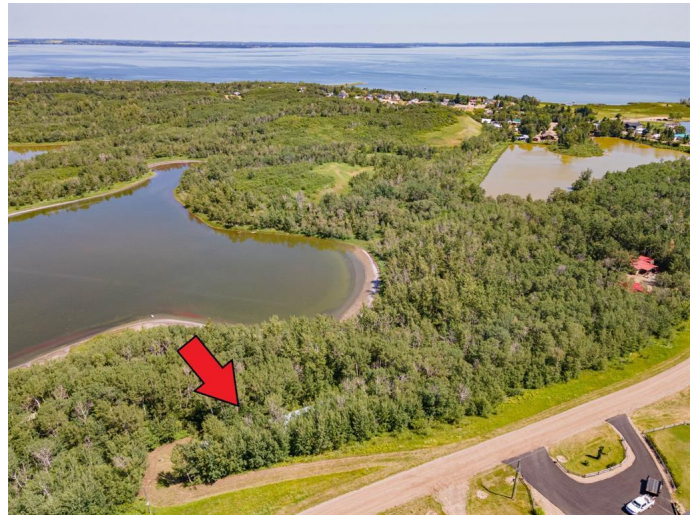
A portion of the land has already been cleared, offering a great head start for development, while the surrounding trees ensure plenty of privacy. Enjoy the natural beauty of the area, including nearby wild game trails and a scenic pond that attracts local wildlife. Plus, with municipal reserve land 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 | 158                       |
| 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.