



GRASSROOTS
REALTY GROUP

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#9 Hill Close
Rural Stettler No. 6, County of, Alberta

MLS # A2303271



\$250,000

Division: Buffalo Lake Meadows

Lot Size: 1.00 Acre

Lot Feat: Backs on to Park/Green Space, Cleared, No Neighbours Behind, Private

By Town: Rochon Sands

LLD: 24-40-21-W4

Zoning: RR

Water: Well

Sewer: Septic Tank

Utilities: Electricity, Natural Gas, Phone

Stop fighting for reservations and start owning your weekends. Tired of the campsite scramble every spring? Craving privacy and quiet? This is the property you've been waiting for. Welcome to Buffalo Lake Meadows, where this rare, one-acre lot stands as one of the largest and most secluded parcels in the community. Unlike the exposed, high-density lots found elsewhere, this property is a lush private sanctuary enveloped by trees and Saskatoon berry bushes. This is a true "plug-and-play" retreat designed for the high-end RV lifestyle. Your trailer will feel right at home with 200-amp service, 50-amp and 30-amp hookups, and a massive 2500-gallon freeze-proof septic system. The infrastructure is top-tier, featuring a private water well with a digital pressure controller. Spend your afternoons on the expansive 20' x 24' composite deck, or entertain friends who can easily park their own rigs in your own private campground. When you aren't relaxing in total forest seclusion, enjoy the brand-new pickleball and tennis courts (completed Fall 2025) or the covered communal picnic area. Golfers are spoiled for choice with Pheasant Back Country Club and Haunted Lakes Golf Club both within a 15-minute drive. Whether you continue to use this as the ultimate private RV port or eventually break ground on a custom lake-view cabin on the pre-cleared building site, this is a great investment on Southern Alberta's largest lake. Just 2 hours from Calgary or Edmonton—your permanent escape is ready. Book a private tour today.