



**GRASSROOTS**

REALTY GROUP

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**15 Marina Place**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2303440**



**\$185,000**

**Division:** Rochon Sands Heights

**Lot Size:** 0.20 Acre

**Lot Feat:** Interior Lot, Lawn, Rectangular Lot

**By Town:** Rochon Sands

**LLD:** 20-40-20-W4

**Zoning:** Resort Res-Communally Ser

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity, Natural Gas at Lot Line, Sewer, Water

Welcome to a fantastic lake lot located just down the street from lake access and just around the corner from the marina and boat launch. The seller even has a slip available to be purchased in the marina. Situated in Rochon Sands Heights, residents enjoy pavement right to the driveway, along with the convenience of municipal water and a communal sewer system—no hauling required. This property is well set up with three 30-amp RV hookups, each complete with municipal water and sewer connections, making it ideal for hosting family and friends or creating your own summer retreat. There is a 12' x 26' garage with a 10' x 8' overhead door, perfect for storing your boat and keeping it protected from the elements. The garage features a 9-foot ceiling, 240V power, and even includes a 3-piece bathroom. In addition, an 8' x 14' powered storage shed provides extra space for all your lake essentials. The east side of the property is already fenced, and the remaining perimeter has been planted with trees to offer added privacy. With no building commitment, this lot is ready for immediate RV use, while still offering an excellent foundation for a future build with services already in place. Buffalo Lake is one of Central Alberta's largest and most desirable lakes, ideally located just 20 minutes from Stettler, 1 hour from Red Deer, 2 hours from Edmonton, and approximately 2.5 hours from Calgary. Whether you're looking for a place to park your RV or planning to build your dream lake home, this property may be what you've been looking for.