



20 Marina View
Rural Stettler No. 6, County of, Alberta

MLS # A2305483



\$575,000

Division:	Buffalo View Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,136 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-40-20-W4
Exterior:	Vinyl Siding	Zoning:	Resort Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener with Controls-2, Hot Tub "as-is", 2 TV brackets

Year-round comfort in a setting that still captures everything people love about lake life, with sunset views from the front and wide open pasture to the south offering space, light, and a pace that's easy to settle into in every season. Located in Rochon Sands Heights, you'll appreciate paved access right to your door, full municipal services, and the added bonus of your own marina slip, making time on the water effortless. This 4 bedroom, 2 bathroom bungalow has been meticulously maintained and is truly turn key. The main level is bright and welcoming, with a large bay window that fills the living room with natural light, flowing into a kitchen with solid wood cabinetry, built-in appliances, and a functional breakfast bar, while two bedrooms and an updated 3-piece bathroom complete the upper level. The fully developed walkout basement adds to the home's appeal with 'ceilings, large windows, and in-floor heat, creating a space that feels just as comfortable as the main level, with a rec room that opens directly to the yard and outdoor living space, along with two additional bedrooms and a full bathroom that make it ideal for family or guests. Outside, the home continues to deliver in every season, from quiet mornings out front to evenings taking in the sunset, or time spent in the private backyard overlooking the open landscape to the south, complete with a patio, firepit area, and hot tub for easy outdoor living. The oversized heated double detached garage and large driveway provide plenty of room for vehicles, toys, and guests. The home was moved onto a new foundation in 2017, with additional updates over the years including the furnace, hot water tank, exterior doors, and basement development completed in 2021. Rochon Sands Heights is known for its strong sense of community, with year-round events at the hall and paved pathways leading

to the Snack Shack. Life here carries through every season, from summer days spent on the water boating, fishing, and paddle boarding to winters filled with ice fishing, snowmobiling, and wide open space to enjoy the outdoors.