



**5 Shady Drive
Rochon Sands, Alberta**

MLS # A2314339



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,023 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.22 Acre		
Lot Feat:	Irregular Lot, Low Maintenance Landscape, Many Trees, No Neighbours Behi		

Heating:	Electric, Forced Air	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Beamed Ceilings, Bookcases, No Smoking Home		

Inclusions: Fridge, stove, window coverings, all contents and furnishings in the home at the time of viewing

A fully furnished three-season cabin tucked into the trees of the Summer Village of Rochon Sands — lovingly known as “The Treehouse.” This hidden gem has been treasured by the same family for over 50 years and captures everything people dream about when it comes to classic lake life. Elevated among the treetops with a peaceful, private feel, this property invites you to slow down and reconnect with the simple things — long summer days at the lake, evenings around the fire, and time spent with family and friends. The expansive upper deck becomes an extension of the living space, perfect for morning coffee, bird watching, or unwinding after a day on the water. Inside, the vaulted ceiling and loft-style design create warmth and character, while the brick-faced wood burning fireplace anchors the living and dining space with true vintage cabin charm. The kitchen is functional and easy to work in with pantry storage, while the main floor also offers a 3-piece bathroom and primary bedroom with direct bathroom access. Upstairs, the loft features two additional bedrooms plus an open bonus area complete with a Juliette balcony overlooking the marina and sandy beach areas below. Recently added air conditioning keeps the cabin comfortable through the warm summer months. Outside, the concrete firepit area is ready for late-night visits, stories, and summer memories under the stars. This property operates with an electric furnace and gravity-fed water system — a simple and cost-effective setup that has served the family well for decades. Rochon Sands continues to be one of Buffalo Lake’s most loved communities, offering paved roads right to your door, a marina, public beaches, walking paths, pickleball courts, disc golf, community events, and the well-known “Snak Shak.” Whether you enjoy boating

and beach days in the summer or snowmobiling and ice fishing through the winter months, Buffalo Lake offers year-round enjoyment and a true sense of community. Conveniently located between Calgary and Edmonton, weekend escapes are easy and realistic. Properties like this rarely come along — full of personality, nostalgia, and the kind of lake memories that stay with families for generations.