

# \$147,000 - 8 Whitetail Close, Rochon Sands

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MLS® #A2190266

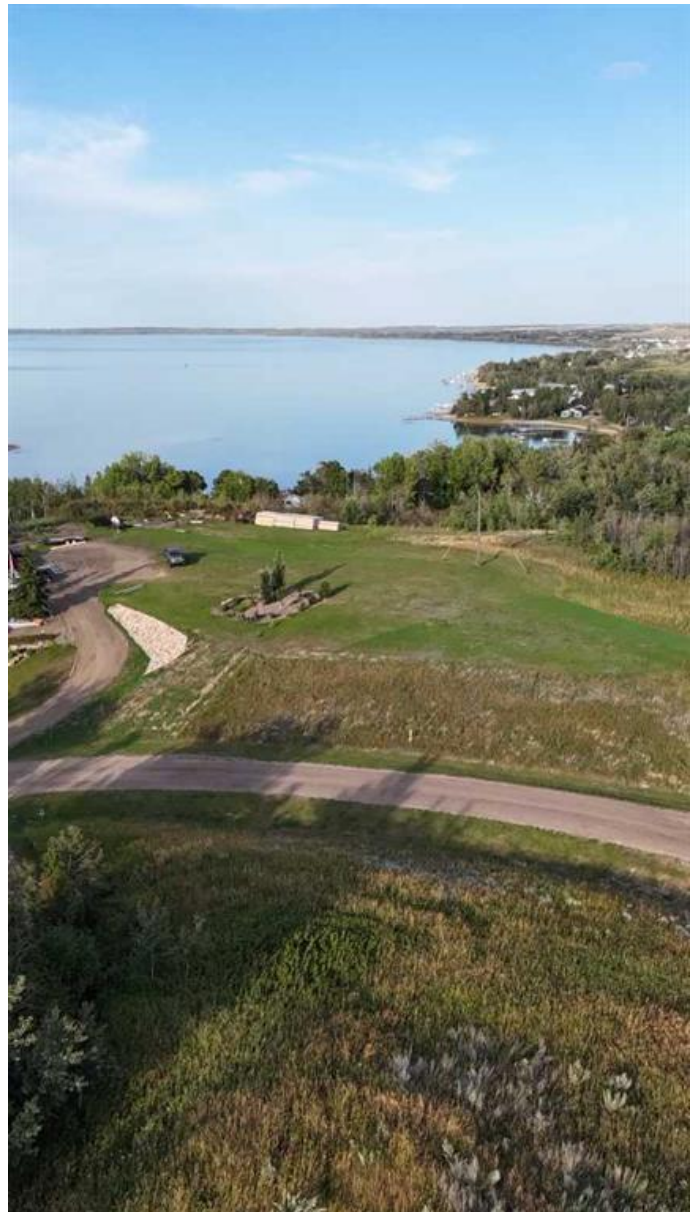
**\$147,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.05 Acres

NONE, Rochon Sands, Alberta

PRICE JUST REDUCED - the new price also includes the standing RV as a BONUS! A winding tree lined roadway leads to this breath taking view lot at Buffalo Lake, offering the perfect, and well deserved escape.

Overlooking the tranquil waters, this property is surrounded by native grasses, which blend seamlessly with the surrounding natural landscape. The expansive lake view is truly mesmerizing, offering a serene backdrop for your dream getaway property. The mature trees to the west are beautiful and this land which will remain undeveloped ensure natural surroundings for years to come. This lot comes fully equipped with essential services, including electricity, water, and a holding tank which is already in place - a rare and valuable convenience for future development on this beautiful full acre property. Whether you choose to build your ideal dream retreat or keep the lot undeveloped for seasonal camping, this 1.05 acre offers you endless possibilities. Relax, unwind, and enjoy the natural beauty at your own pace - you've earned it! Buffalo Lake is a haven for nature enthusiast and paddle boarding, canoeing, and exploring the scenic nature trails available to you. In the winter, ice fishing, outdoor skating, and cross country skiing are popular pastimes. For families, there are plenty of amenities, including: Playgrounds, basketball courts, and ice cream, to keep the kids happy - big and small. Adults can enjoy friendly matches on the tennis and pickleball courts, or



participate in community events at the local hall. The area also boasts a vibrant summer village atmosphere, perfect for socializing and making lasting memories. Despite it's peaceful setting, Buffalo Lake is conveniently located just two hours from Calgary, an hour and a half from Edmonton, and an hour from Red Deer - it's just a quick 22 minute drive from the thriving Town of Stettler. Big Box Shopping, Boutiques and quaint eateries await, when you're looking to shop or need their convenience. Whether you're seeking an adventure or a peaceful relaxation, Buffalo Lake offers the best of both worlds.

**Essential Information**

|           |              |
|-----------|--------------|
| MLS® #    | A2190266     |
| Price     | \$147,000    |
| Bathrooms | 0.00         |
| Acres     | 1.05         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 8 Whitetail Close         |
| Subdivision | NONE                      |
| City        | Rochon Sands              |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 273                |
| Zoning         | R                  |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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