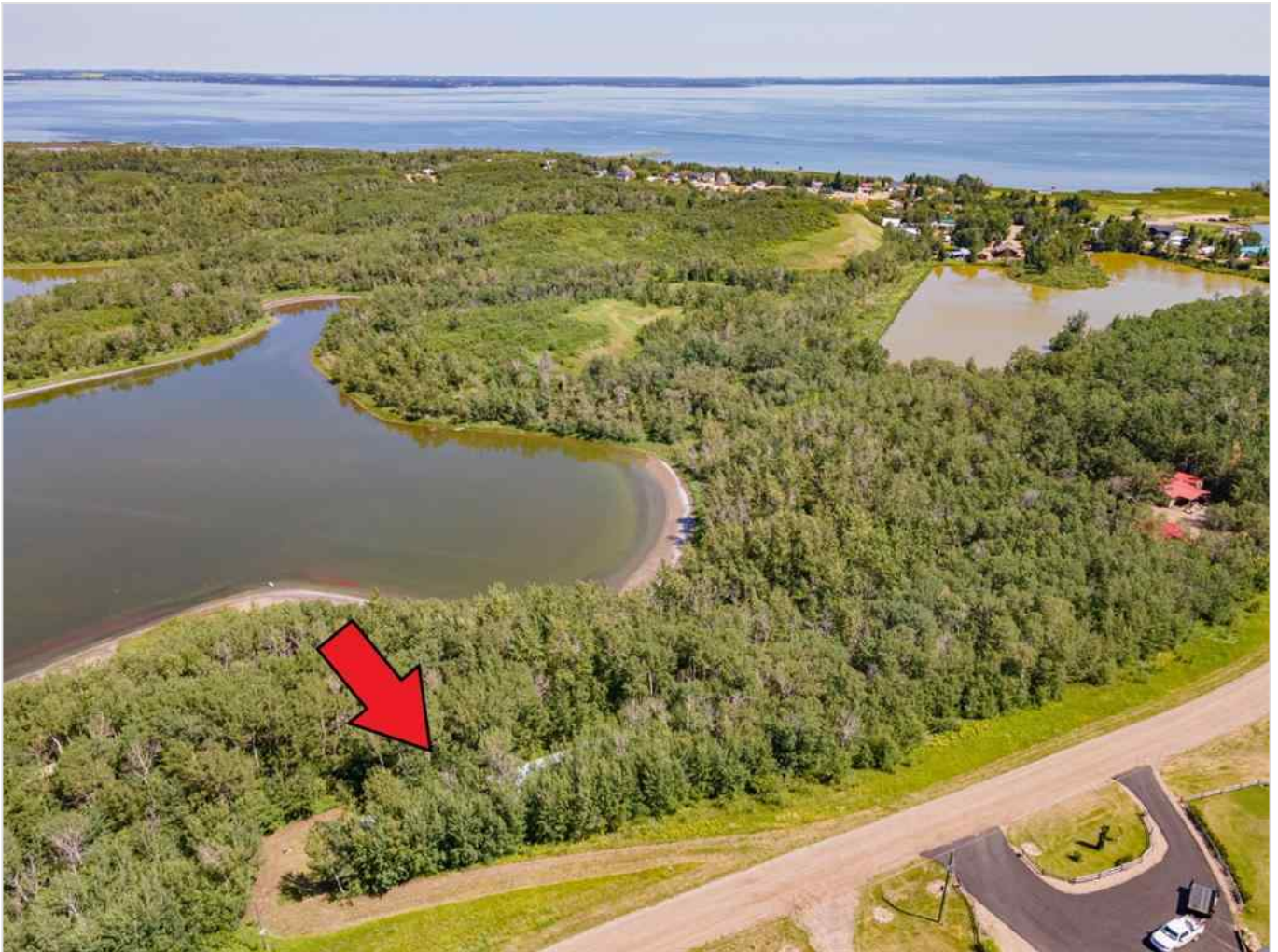




## 14 Buffalo Way , Rural Stettler No. 6, County of, Alberta - \$199,900



Main Photo

### Property Description

1.06 Acres Minutes from Buffalo Lake – Rochon Sands Estates

Discover the perfect blend of privacy and convenience in the peaceful community of Rochon Sands Estates. This spacious 1.06-acre lot is ideally located just down the road from Buffalo Lake, with paved access right to the driveway.

A portion of the land has already been cleared, offering a great head start for development, while the surrounding trees ensure plenty of privacy. Enjoy the natural beauty of the area, including nearby wild game trails and a scenic pond that attracts local wildlife. Plus, with municipal reserve land bordering the east and north, you'll never have to worry about neighbors building too close.



The property is equipped with a septic tank, water cistern, and power—ready for your future plans. If you're looking for a peaceful getaway near the lake, with easy access to all the action at the water's edge, this might be the opportunity you've been waiting for.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX 1st Choice Realty*



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