

\$369,000 - 22 Marina Place, Rural Stettler No. 6, County of

MLS® #A2238487

\$369,000

0 Bedroom, 0.00 Bathroom,
Land on 0.33 Acres

Rochon Sands Heights, Rural Stettler No. 6,
County of, Alberta

This is the kind of lakefront setting people wait years for—direct beach access, a private and peaceful lot, and room to relax or build. Located on the south shore of Buffalo Lake, 22 Marina Place offers a rare chance to own property where the lake is literally at your feet. Currently set up for RV use with electrical, water and septic service already in place, it's ready for you to enjoy right away. Walk straight out to the water, launch your boat from your own pier (included in the sale), and end the day around the lakeside firepit tucked among the trees—perfectly sheltered from the north winds. This area of Rochon Sands is especially desirable, offering municipal water and a communal septic system, so there's no hauling in or out. Just a short walk brings you to the marina and boat launch, and the community itself supports an active outdoor lifestyle—paved roads, scenic walking and biking trails, rustic lakefront paths, and plenty of ways to connect with nature. Whether you're into boating, fishing, paddle-boarding, or evening walks, everything you need is right here.

The community is vibrant year-round, with events at the hall, a snack shack, tennis and pickleball courts, basketball hoops, and trails that lead into the provincial park. Whether you're looking for an easygoing seasonal retreat or a place to build something more



permanent, this spacious lot is approved for walkout construction, giving you the flexibility to bring your lakefront vision to life.

Essential Information

MLS® #	A2238487
Price	\$369,000
Bathrooms	0.00
Acres	0.33
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	22 Marina Place
Subdivision	Rochon Sands Heights
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Amenities

Amenities	Beach Access, Boating
Waterfront	Beach Access, Lake, Lake Front, Lake Privileges

Additional Information

Date Listed	July 11th, 2025
Days on Market	118
Zoning	Res

Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.