

# \$299,000 - 7 Buffalo Way, Rochon Sands

MLS® #A2217646

**\$299,000**

1 Bedroom, 1.00 Bathroom, 152 sqft

Residential on 1.05 Acres

NONE, Rochon Sands, Alberta

Set high above the peaceful lakeside village of Rochon Sands, this 1+ acre property offers stunning views of Buffalo Lake, privacy, and the perfect balance of comfort and potential. A standout feature is the 1,100+ sq ft shop with expansive ceiling height, a 15x40 RV bay, 14'™ overhead door, and two additional powered doors—ideal for lake toys, storage, or even converting into a barndominium-style retreat.

You'll fall in love with the three-season sunroom—a vaulted, power-connected space wrapped in windows currently used as a bedroom that feels like a boutique resort suite. A second insulated bunkie with power offers another cozy spot for guests sleep or quiet retreats.

The property is extensively landscaped with rock, native trees, and retaining walls, blending beautifully into the natural surroundings. Relax by the firepit, take in the view, and enjoy the peaceful setting.

There's plenty of space to build a dream home, and have spectacular lake views. Services are already in place, and include: Drilled well (approx. 10 GPM), 100-amp electrical panel, septic field (grandfathered in), bathroom with toilet and sink, (shower drain roughed in.), water treatment system (included but unused by these owners), storage shed and TWO 30 amp RV connections, with sewer dump station/direct sewer hookup. The driveway is paved and gated.

All of this is just a short walk to the beach,



playgrounds, tennis and pickleball courts, ice cream and burger shack, and community hall in Rochon Sands. Located only 25 minutes from Stettler, 1 hour from Red Deer, and under 2 hours from both Calgary and Edmonton. 7 Buffalo Way is your chance to own a fully serviced, scenic escape at Buffalo Lakeâ€”with room to relax, expand,

Built in 2020

### Essential Information

MLS® #	A2217646
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Square Footage	152
Acres	1.05
Year Built	2020
Type	Residential
Sub-Type	Recreational
Style	Acreage with Residence, Cottage/Cabin
Status	Active

### Community Information

Address	7 Buffalo Way
Subdivision	NONE
City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### Amenities

Utilities	Natural Gas Available
Parking	Additional Parking, Garage Door Opener, Oversized, RV Access/Parking
# of Garages	3

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	None
Heating	Electric, Space Heater
Cooling	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Many Trees, Private, Views, Gazebo, Greenbelt, Paved, Wooded, Yard Drainage
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame

## Additional Information

Date Listed	May 12th, 2025
Days on Market	1
Zoning	CRR

## Listing Details

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

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.