

# \$195,000 - 15 Marina Place, Rural Stettler No. 6, County of

MLS® #A2246172

**\$195,000**

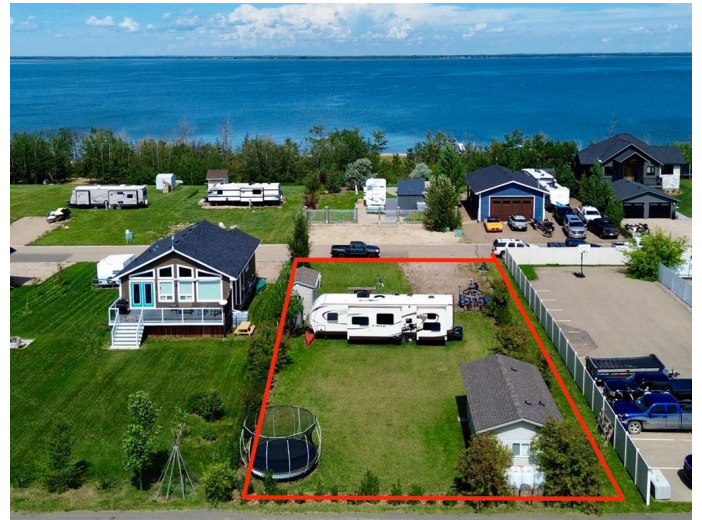
0 Bedroom, 0.00 Bathroom,  
Land on 0.21 Acres

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

Prime lot on a paved cul-de-sac just steps from Buffalo Lake, available with a MARINA SLIP (sold separately).

The lot is set up and ready to go for recreational enjoyment or future building site and there is no time limit to build.

Fully equipped with 3 x 30-amp RV hookups, each with municipal water and sewer connections, ideal for hosting family and friends. A 12' x 26' heated, insulated and drywalled garage/bunkhouse with 9' ceiling, 240V power, and a 3-piece bathroom. The 10' x 8' overhead garage door is sized to accommodate a 23ft surf boat. Additional value added with an 8' x 14' powered shed for additional storage. A fence borders the east side, and remaining perimeter is naturally sheltered with trees for added privacy. This property is ready to enjoy as a weekend getaway or build your dream lake home. Don't miss out on this rare opportunity near the water!



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2246172  |
| Price     | \$195,000 |
| Bathrooms | 0.00      |
| Acres     | 0.21      |

|          |                  |
|----------|------------------|
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 15 Marina Place                 |
| Subdivision | Rochon Sands Heights            |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C 3B0                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 21               |
| Zoning         | RR-CS            |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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