

**13 Marina Crescent
Rural Stettler No. 6, County of, Alberta**

MLS # A2234531



\$189,900

Division: Rochon Sands Heights

Lot Size: 0.21 Acre

Lot Feat: Rectangular Lot, See Remarks

By Town: Erskine

LLD: 20-40-20-W4

Zoning: Res

Water: Public

Sewer: Public Sewer

Utilities: -

Head to the Lake! This fully serviced bare lot on the south shore of Buffalo Lake is RV-ready with full fencing, power and municipal utilities — no more hauling water. Serviced with 2-30 Amp and 4-20 Amp outlets, rock landscape for easy maintenance and 20+ established trees in place. Located in a well-kept community with paved roads and scenic trails, it's perfect for biking, long walks, and easy living. Pack up your gear and head to the lake anytime for a relaxing escape. The community marina and boat launch are just steps away, offering quick and convenient access to the water. Just down the road, you'll find the pickleball courts and popular Snak Shak, great spots to gather, relax, and enjoy summer days. Backing onto open pasture with cattle grazing right along the fence, this peaceful setting blends country charm with lake life convenience. With no build timeline, you can set up your trailer now and start planning your future escape. Only 20 minutes from Stettler and halfway between Edmonton and Calgary — immediate possession is available, with lots of amazing summer days to enjoy ahead.