

22 Marina Place
Rural Stettler No. 6, County of, Alberta

MLS # A2238487



\$369,000

Division: Rochon Sands Heights

Lot Size: 0.33 Acre

Lot Feat: -

By Town: Erskine

LLD: 20-40-20-W4

Zoning: Res

Water: Public, See Remarks

Sewer: Public Sewer, Septic Tank

Utilities: -

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.