

**37 Buffalo Lane
Rochon Sands, Alberta**

MLS # A2234189



\$225,000

Division: NONE

Lot Size: 0.19 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RR-CS

Water: -

Sewer: -

Utilities: Electricity, Sewer, Water

Located in the peaceful community of Buffalo Sands, this fully serviced property backs onto a forest and offers elevated sunset views over the lake. No need to wait to enjoy lake life—this lot comes with a spacious RV that sleeps up to 12, featuring a rare bunkhouse with a door so the kids can have their own private space. An outdoor dining area and beautifully built firepit make it perfect for entertaining under the massive open sky. Just steps from the shoreline—no driving to the lake needed—and boat slips are available at the dock. Pets are allowed, and there's no building requirement, making this one of the few affordable lake options where you can simply show up and relax. Buffalo Sands also offers family-friendly social events all season long, making it an ideal location.