

# \$199,000 - 1850 Calling River Drive, Calling Lake

MLS® #A2199340

## \$199,000

2 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 3.19 Acres

NONE, Calling Lake, Alberta

1850 Calling River Dr. located at beautiful Calling Lake. Sitting on 3.19 acres. This well maintained 1,040 sq. ft. home has 2 bedrooms and 1-4 pc bath. Home is year round, with new windows - 2015, cistern - 2,000 gal & holding tank - 1,500 gal. Natural sunlight lighting the kitchen with eating area and patio doors lending out to the covered deck - 12' x 30'. The natural light streaming in the nice size living room making a welcoming place to visit. Stepping out on to the deck you have a view of the large backyard with lawn, fruit tress, storage sheds and partial fencing. The mature yard has many perennials, trees for privacy and room to spread out. For a fee of \$55 per month, enjoy hassle-free municipal services including water delivery, septic and weekly garbage removal. Located 60 kms from Athabasca or 2 hours from St. Albert. Calling Lake a beautiful lake with white sand beaches has much to offer: boating, swimming, fishing - known for its Premier Angling, bringing in Walleye, Perch, Northern Pike and Whitefish. The boat launch in the area for lake access, , loads of ATV trails, 3 convenience stores, post office, arena, skateboard park and many winter activities.

Built in 1984

## Essential Information

MLS® # A2199340

Price \$199,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	3.19
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1850 Calling River Drive
Subdivision	NONE
City	Calling Lake
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G 0K0

### Amenities

Parking	Off Street
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### Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Brush, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Perimeter Wall, Pillar/Post/Pier

### Additional Information

Date Listed	March 4th, 2025
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Days on Market	43
Zoning	CR

## **Listing Details**

Listing Office	RE/MAX REAL ESTATE
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