

\$149,000 - 1850 Calling River Drive, Calling Lake

MLS® #A2199340

\$149,000

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 \$149,000



| | |
|----------------|----------------------------------|
| 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 |
|---------|------------|

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 | Brush, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Perimeter Wall, Pillar/Post/Pier |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | March 4th, 2025 |
|-------------|-----------------|

| | |
|----------------|-----|
| Days on Market | 193 |
| Zoning | CR |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | RE/MAX REAL ESTATE |
|----------------|--------------------|

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