# \$238,000 - 2971 Townsite Crescent, Calling Lake

MLS® #A2220648

### \$238,000

3 Bedroom, 2.00 Bathroom, 1,499 sqft Residential on 0.36 Acres

NONE, Calling Lake, Alberta

Located just one row back from the shoreline, this well-maintained 4-season property offers comfort, space, and convenienceâ€"all at an affordable price. Set on a fully fenced 0.36-acre lot, the 2015 20' wide manufactured home features 3 spacious bedrooms, 2 full bathrooms, and a bright open-concept kitchen and living area perfect for entertaining or relaxing with family. Enjoy your morning coffee on the south-facing covered front deck or host summer BBQs in the sheltered backyard deck space. A double detached garage and paved driveway provide ample parking and storage for vehicles and recreational gear. This move-in-ready home has been lovingly cared for and offers the perfect blend of peaceful lake living and year-round usability. Whether you're looking for a full-time residence or a weekend retreat, this Calling Lake gem is worth a look! Calling Lake is known for great fishing and nice beaches. Close to crown land for hunting and sledding. Consider this easy to maintain property as your year round getaway.







Built in 2015

## **Essential Information**

MLS® # A2220648 Price \$238,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,499 Acres 0.36

Year Built 2015

Type Residential Sub-Type Detached

Style Single Wide Mobile Home

Status Active

# **Community Information**

Address 2971 Townsite Crescent

Subdivision NONE

City Calling Lake

County Opportunity No. 17, M.D. of

Province Alberta
Postal Code T0G 0K0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer,

Window Coverings, Microwave Hood Fan

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Storage

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Block

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 158
Zoning R1C

# **Listing Details**

Listing Office ROYAL LEPAGE COUNTY REALTY

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