

\$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 leading 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 |
|---------|------------|

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

Days on Market 32
Zoning CR

Listing Details

Listing Office RE/MAX REAL ESTATE

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.