

# \$119,700 - 1856 Hwy 813, Calling Lake

MLS® #A2206480

**\$119,700**

1 Bedroom, 0.00 Bathroom, 576 sqft  
Residential on 1.03 Acres

NONE, Calling Lake, Alberta

1856 Highway 813, Calling Lake. Discover your perfect getaway at this stunning 1-acre parcel in Calling Lake. Nestled in a great location for year-round enjoyment, this property is a haven for outdoor enthusiasts, offering a plethora of activities including swimming, boating, fishing (summer and winter), quadding, hunting, sledding, and extensive trail access.

This private and secluded lot is surrounded by trees, providing a large open area ideal for RVs and weekend gatherings. To the south and east, no building is allowed, ensuring your privacy. The well-insulated cabin features a wood stove and two hardwired baseboard heaters, making it easy to stay warm in the winter. In the summer, you can enjoy a cool interior on those hot days. If you only require a garage and don't need use it for living space the garage door can be put into service by removing the outside siding/plywood to open it up for use in a couple hours.

Youâ€™ll be just 4 minutes from the lake, where you can experience white sandy beaches, a boat launch, and a provincial campgroundâ€”perfect for leisurely days spent by the water. This property is well-maintained and has been enjoyed by its current owners.

Built in 2007

## Essential Information



MLS® #	A2206480
Price	\$119,700
Bedrooms	1
Bathrooms	0.00
Square Footage	576
Acres	1.03
Year Built	2007
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	1856 Hwy 813
Subdivision	NONE
City	Calling Lake
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G 0K0

### **Amenities**

Parking Spaces	6
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Electric, Fireplace(s), Wood, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

### **Exterior**

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn
Roof	Metal
Construction	Mixed

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market      6

Zoning                RIC

### **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.