

# \$177,700 - 3361 Calling Lake Drive, Rural Opportunity M.D.

MLS® #E4412843

**\$177,700**

1 Bedroom, 1.00 Bathroom, 876 sqft  
Rural on 2.07 Acres

None, Rural Opportunity M.D., AB

Nestled in the charming hamlet of Calling Lake, right by the Ben Auger boat launch and playground, this spot is probably Alberta's best-kept secret for pickerel fishing! With all the essentials nearby—think tasty restaurants, a gas station, and even a liquor store—you'll be living the dream. This gorgeous 2.07-acre lot is your blank canvas, just waiting for your dream home to sprout! It's already got a water cistern, a snazzy new 1000-gallon concrete septic tank, plus power and phone hookups. Gas is just a hop away at the property line, and yes, you can dig a well here! The front of the lot is wide open, while the back is a delightful forest, all hugging the lakefront with 200 meters of reserve to boot! There's an old cabin in the midst of a makeover, sitting on a fresh concrete foundation. Fishers and hunters, this place is a paradise at a price that won't break the bank!

Built in 1982

## Essential Information

MLS® #	E4412843
Price	\$177,700
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	876
Acres	2.07
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3361 Calling Lake Drive
Area	Rural Opportunity M.D.
Subdivision	None
City	Rural Opportunity M.D.
County	ALBERTA
Province	AB
Postal Code	T1H 0E0

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Space Heater, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Boating, Environmental Reserve, Flat Site, Lake Access Property, Not Fenced, Park/Reserve, Playground Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 6th, 2024
Days on Market	157
Zoning	Zone 60

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