

# \$98,777 - 1856 Highway 813, Calling Lake

MLS® #A2206480

**\$98,777**

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 - Environmental reserve, 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.

You'll be just 4 minutes from the lake, where you can experience white sandy beaches, a boat launch, and a provincial campground—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	\$98,777
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 Highway 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), See Remarks, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

## Exterior

Exterior Features	Private Entrance, Fire Pit, 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	170
Zoning	RIC

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE
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