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

MLS® #A2206480

\$98,777

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

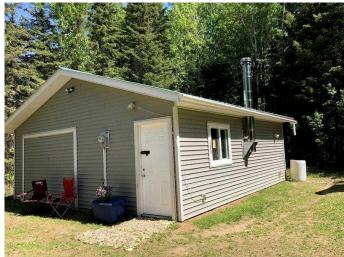
NONE, Calling Lake, Alberta

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'II 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 \$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 134 Zoning RIC

Listing Details

Listing Office RE/MAX REAL ESTATE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.