

\$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 | 148 |
| Zoning | RIC |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | RE/MAX REAL ESTATE |
|----------------|--------------------|

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