



## 1850 Calling River Drive , Calling Lake, Alberta - \$149,000



Main Photo

### Property Description

1850 Calling River Dr. located at beautiful Calling Lake. Sitting on 3.19 acres. This well maintained 1,040 sq. ft. home has 2 bedrooms and 1-4 pc bath. Home is year round, with new windows - 2015, cistern - 2,000 gal & holding tank - 1,500 gal. Natural sunlight lighting the kitchen with eating area and patio doors lending out to the covered deck - 12' x 30'. The natural light streaming in the nice size living room making a welcoming place to visit. Stepping out on to the deck you have a view of the large backyard with lawn, fruit tress, storage sheds and partial fencing. The mature yard has many perennials, trees for privacy and room to spread out. For a fee of \$55 per month, enjoy hassle-free municipal services including water delivery, septic and weekly garbage removal. Located 60 kms from Athabasca or 2 hours from St. Albert. Calling Lake a beautiful lake with white sand beaches has much to offer: boating, swimming, fishing - known for its Premier Angling, bringing in Walleye, Perch, Northern Pike and Whitefish. The boat launch in the area for lake access, , loads of ATV trails, 3 convenience stores, post office, arena, skateboard park

and many winter activities.

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