

# \$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.

Youâ€™ll 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           | Fireplace(s), Electric, See Remarks, Wood |
| Cooling           | None                                      |
| Fireplace         | Yes                                       |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning Stove                        |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, Private Entrance                             |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Backs on to Park/Green Space |
| Roof              | Metal  |

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 105              |
| Zoning         | RIC              |

**Listing Details**

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

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