



## 2951 CENTRAL Street Calling Lake AB

\$69,000

Beat the spring rush. Land is everything. Great opportunity to own a 1.88 acre residential lot ( 200' wide x 400' deep ) with a very serviceable 24x36' log building. A quick 1/2 mile walk to Calling Lake. One of Alberta's last pristine lakes. There is power, water and sewer to the property line. The owner says it's roughly 15K to have all services connected. Unless you are 65 years or older and intend to live on the property in which case the cost is subsidized. The structure is undeveloped but has great potential. Could be a residence, shop or garage. Make great memories with friends and family without the worry of finding a campsite ever again. 40 minutes north of Athabasca

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

todunn@shaw.ca  
<http://www.trevordunn.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)