



3158 Ayisiyininahk Cresnet Rural Opportunity M.D. AB

\$295,000

Beautiful 1.57+/- acre lakefront lot and shop with living space at Calling Lake. Plenty of room for guests or future development at one of the best lakes in northern Alberta. The shop is 24'x28' and is the perfect hangout spot after a day on the water, a day of atving or snowmobiling. It is fully finished with metal clad exterior, fully finished interior, insulated, with power and propane or wood heat. 2 bedrooms on the main level, along with kitchen, dining and lounging area with a mezzanine above. The lot is mostly fenced, nice flat site, perfect for having guests with RV's or the kids to play and close to Moosehorn Market general store. Storage shed, wood shed and gas riser is on the property (no meter). This is a great opportunity for your recreational retreat. Calling Lake offers some of the best fishing in northern Alberta. On top of that there are miles and miles of ATV and snowmobile trails right out your back door. Your escape awaits.

Listing Presented By:



Originally Listed by:
Royal LePage County Realty

alexw@royallepage.ca
<https://www.advanced1.ca>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net