



2730 Two Mile Crescent Calling Lake AB

\$185,000

Affordable recreational retreat or perfect for full time living, located at Calling Lake, just 40 minutes north of Athabasca. Tucked away on 1.91 acres you have a 2016 build 3 bedroom, 1 bath bungalow close to the public beach, boat launch and Calling Lake Campground. The home has been well kept, good sized kitchen, dining area and living room plenty of natural light, mix of ceramic tile flooring and carpet, vinyl windows and front and rear decks. The yard is secluded and private, plenty of spots for visitors and RV's, a nice firepit spot tucked in the trees to enjoy the evening. There is a cistern and holding tank for water and sewer and are able to be filled and trucked out at a very reasonable \$55.00/month. Great central location with plenty of space, easy access to the lake and general stores. The home also comes fully furnished!

Listing Presented By:



Originally Listed by:
Royal Lepage County Realty

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

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
Fax:
executive@eliterealestate.ca