



Calling Lake Alberta

\$239,900

More Lake. Less Work. All Year Long. Enjoy Calling Lake without the lakefront price. Located a couple of rows back from the shoreline, this well-kept 4-season home is ideal for buyers working in the area who want affordable year-round living with fishing, boating, beaches, and crown land recreation close by. Set on a fully fenced 0.36-acre lot, the property features a new paved driveway, metal fencing, and a double detached garage with room for vehicles, lake gear, tools, and storage. The 2015, 20'-wide home offers one-level living with 3 bedrooms, 2 full bathrooms, an open-concept layout, and separate laundry. Enjoy both a south-facing covered deck and a new north-facing covered deck for usable outdoor space throughout the day. Low property taxes and community-provided water, septic, and garbage service at only \$50/month help keep ownership affordable. Calling Lake offers strong recreation value without the high lakefront cost—ideal as a year-round home, retirement base, or work-area residence. (id:6769)

Living room 5.69 m X 4.78 m

Dining room 2.39 m X 4.57 m

Kitchen 3.28 m X 4.57 m

Primary Bedroom 4.09 m X 4.57 m

Bedroom 2 3.1 m X 3.28 m

Bedroom 3 3.4 m X 3 m

Laundry room 3.25 m X 2.26 m

Listing Presented By:



Originally Listed by:
Real Broker

<https://edmontonlakehomes.com/>

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