



## 2971 Townsite Crescent Calling Lake Alberta

\$238,000

Located just one row back from the shoreline, this well-maintained 4-season property offers comfort, space, and convenience—all at an affordable price. Set on a fully fenced 0.36-acre lot, the 2015 20' wide manufactured home features 3 spacious bedrooms, 2 full bathrooms, and a bright open-concept kitchen and living area perfect for entertaining or relaxing with family. Enjoy your morning coffee on the south-facing covered front deck or host summer BBQs in the sheltered backyard deck space. A double detached garage and paved driveway provide ample parking and storage for vehicles and recreational gear. This move-in-ready home has been lovingly cared for and offers the perfect blend of peaceful lake living and year-round usability. Whether you're looking for a full-time residence or a weekend retreat, this Calling Lake gem is worth a look! Calling Lake is known for great fishing and nice beaches. Close to crown land for hunting and sledding. Consider this easy to maintain property as your year round getaway. (id:6769)

4pc Bathroom 7.92 Ft x 9.92 Ft

4pc Bathroom 8.33 Ft x 9.92 Ft

Bedroom 10.17 Ft x 10.75 Ft

Bedroom 11.17 Ft x 9.83 Ft

Dining room 7.83 Ft x 15.00 Ft

Foyer 7.75 Ft x 7.58 Ft

Kitchen 10.75 Ft x 15.00 Ft

Laundry room 10.67 Ft x 7.42 Ft

Living room 18.67 Ft x 15.67 Ft

Primary Bedroom 13.42 Ft x 15.00 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca