



## 3361 CALLING LAKE Drive Rural Opportunity M.D. AB

\$177,700

Nestled in the charming hamlet of Calling Lake, right by the Ben Auger boat launch and playground, this spot is probably Alberta's best-kept secret for pickerel fishing! With all the essentials nearby—think tasty restaurants, a gas station, and even a liquor store—you'll be living the dream. This gorgeous 2.07-acre lot is your blank canvas, just waiting for your dream home to sprout! It's already got a water cistern, a snazzy new 1000-gallon concrete septic tank, plus power and phone hookups. Gas is just a hop away at the property line, and yes, you can dig a well here! The front of the lot is wide open, while the back is a delightful forest, all hugging the lakefront with 200 meters of reserve to boot! There's an old cabin in the midst of a makeover, sitting on a fresh concrete foundation. Fishers and hunters, this place is a paradise at a price that won't break the bank!

Listing Presented By:



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