



GRASSROOTS
REALTY GROUP

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1856 Highway 813
Calling Lake, Alberta

MLS # A2326138



\$75,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	576 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	1.03 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RIC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: All items at property sold as is

Situated on a spacious 1-acre flat lot just north of the Calling River, this property is a great setup for weekend retreats, RV camping, or building your dream cabin. The highlight is a fully wired 24' x 24' garage package equipped with power, baseboard heat, and a cozy wood stove—ideal for storage, a workshop, or a post-lake hangout. The partially cleared lot offers privacy alongside mature trees, with plenty of room to park multiple RVs and let the kids play. Located just a quick drive to the lake, boat launches, and parks!