



GRASSROOTS
REALTY GROUP

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1860 Calling River Road South
Calling Lake, Alberta

MLS # A2348725



\$130,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	864 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	3.19 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Metal
Basement:	None
Exterior:	Cement Fiber Board
Foundation:	Perimeter Wall
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Pumphouse Shed

Affordable living with rental income and endless possibilities! Located at the end of Calling River Road South, this 3-bedroom, 1-bath bungalow sits on a spacious 3.19 acres, offering privacy, room to enjoy the outdoors, and the flexibility to make it your home, recreational retreat, or investment property. Inside, you'll find a functional layout with generously sized living areas and bedrooms, complemented by newer flooring, furnace and hot water tank. The property is equipped with natural gas, power, a 1,250-gallon water cistern, and an in-ground septic system. For investors, the property currently has a tenant in place, providing an opportunity for rental income from day one. For outdoor enthusiasts, you're just a short drive from Calling Lake, offering some of Northern Alberta's renowned fishing and recreational opportunities. Tucked away in a private setting yet close to the lake, this property delivers the space and freedom of acreage living without breaking the bank. Whether you're looking to build your rental portfolio, escape to the country, or find an affordable place to call home, this one is worth a look!