# \$99,000 - 3361 Calling Lake Drive, Rural Opportunity M.D.

MLS® #E4437609

## \$99,000

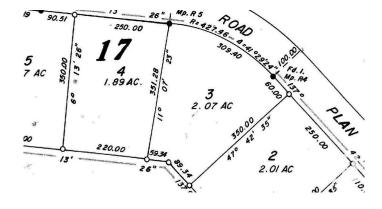
0 Bedroom, 0.00 Bathroom, Rural on 2.07 Acres

None, Rural Opportunity M.D., AB

CALLING LAKE 2.07 ACRES! almost WATERFRONT! The only thing between you and the shoreline is the Ben Auger land reserve! SERVICED LAND: power, water & sewer are in. Acreage is gated, yard space is open at the front, narrowing toward the back, and edging the reserve land which lines the lake front. You could park your RV here, or build your dream! There's a concrete pad, cooking seacan, trailer/camp shack, gated entrance. Old cabin on land not habitable, should be removed. Outdoor enthusiast's delight here! Great fishing, and tons of crownland! Boat launch & park around the corner. Nearby gas station, liquor store, restaurant. Calling Lake is a very popular lake, located 55km N of Athabasca.







### **Essential Information**

MLS® # E4437609

Price \$99,000

Bathrooms 0.00

Acres 2.07

Type Rural

Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

Address 3361 Calling Lake Drive Area Rural Opportunity M.D.

Subdivision None

City Rural Opportunity M.D.

County ALBERTA

Province AB

Postal Code T1H 0E0

#### **Exterior**

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Golf

Nearby, Lake Access Property, Recreation Use, Treed Lot

#### **Additional Information**

Date Listed May 21st, 2025

Days on Market 155

Zoning Zone 60

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Listing information last updated on October 23rd, 2025 at 3:02am MDT