

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

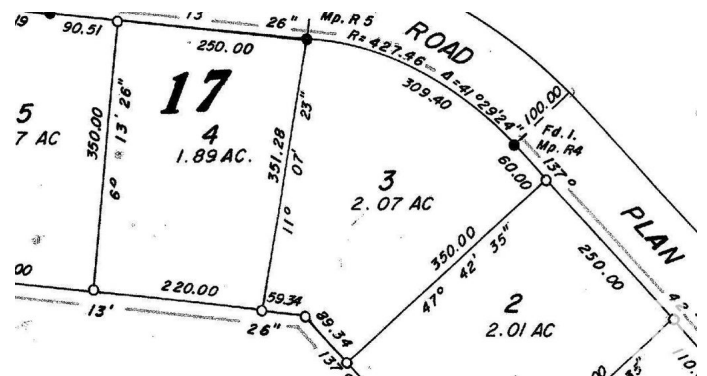
MLS® #E4437609

\$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	160
Zoning	Zone 60

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Listing information last updated on October 28th, 2025 at 2:17pm MDT