

## \$169,000 - 2730 Two Mile Crescent, Calling Lake

MLS® #E4407277

**\$169,000**

3 Bedroom, 1.00 Bathroom, 936 sqft

Single Family on 0.00 Acres

Calling Lake, Calling Lake, AB

Affordable recreational retreat or perfect for full time living, located at Calling Lake, just 40 minutes north of Athabasca. Tucked away on 1.91 acres you have a 2016 build 3 bedroom, 1 bath bungalow close to the public beach, boat launch and Calling Lake Campground. The home has been well kept, good sized kitchen, dining area and living room plenty of natural light, mix of ceramic tile flooring and carpet, vinyl windows and front and rear decks. The yard is secluded and private, plenty of spots for visitors and RV's, a nice firepit spot tucked in the trees to enjoy the evening. There is a cistern and holding tank for water and sewer and are able to be filled and trucked out at a very reasonable \$55.00/month. Great central location with plenty of space, easy access to the lake and general stores. The home also comes fully furnished!

Built in 2016

### Essential Information

MLS® #	E4407277
Price	\$169,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	936



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2730 Two Mile Crescent
Area	Calling Lake
Subdivision	Calling Lake
City	Calling Lake
County	ALBERTA
Province	AB
Postal Code	T0G 0K0

### Amenities

Amenities	Crawl Space, Fire Pit
Parking	No Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Boating, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Not Fenced, Private Setting, Recreation Use
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, Piling

### Additional Information

Date Listed	September 20th, 2024
Days on Market	320
Zoning	Zone 60

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