

# **\$295,000 - 3158 Ayisiyininahk Cresnet, Rural Opportunity M.D.**

MLS® #E4412975

**\$295,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.57 Acres

None, Rural Opportunity M.D., AB

Beautiful 1.57+/- acre lakefront lot and shop with living space at Calling Lake. Plenty of room for guests or future development at one of the best lakes in northern Alberta. The shop is 24'x28' and is the perfect hangout spot after a day on the water, a day of atving or snowmobiling. It is fully finished with metal clad exterior, fully finished interior, insulated, with power and propane or wood heat. 2 bedrooms on the main level, along with kitchen, dining and lounging area with a mezzanine above. The lot is mostly fenced, nice flat site, perfect for having guests with RV's or the kids to play and close to Moosehorn Market general store. Storage shed, wood shed and gas riser is on the property (no meter). This is a great opportunity for your recreational retreat. Calling Lake offers some of the best fishing in northern Alberta. On top of that there are miles and miles of ATV and snowmobile trails right out your back door. Your escape awaits.

## **Essential Information**

MLS® #	E4412975
Price	\$295,000
Bathrooms	0.00
Acres	1.57



Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	3158 Ayisiyininahk Cresent
Area	Rural Opportunity M.D.
Subdivision	None
City	Rural Opportunity M.D.
County	ALBERTA
Province	AB
Postal Code	T0G 0K0

### Exterior

Exterior Features	Flat Site, Level Land, Low Maintenance Landscape, Recreation Use, Shopping Nearby, Waterfront Property, Partially Fenced
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### Additional Information

Date Listed	November 7th, 2024
Days on Market	238
Zoning	Zone 60

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Listing information last updated on July 3rd, 2025 at 12:17am MDT