

# \$119,900 - 3361 Calling Lake Drive, Rural Opportunity M.D.

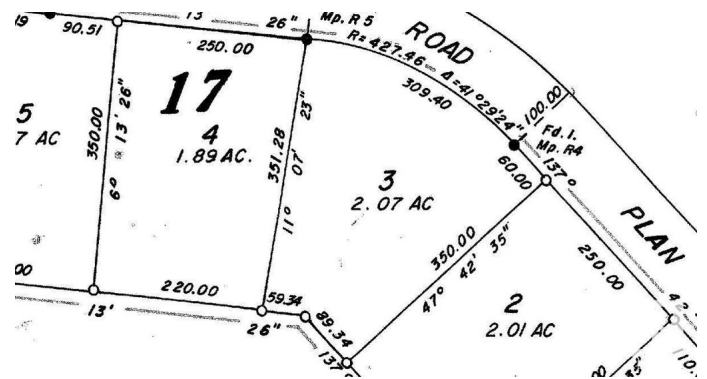
MLS® #E4437609

**\$119,900**

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! Acreage is gated and is open at the front, narrowing toward the back, and edging the reserve land which lines the lakefront. You could park your RV here and enjoy, or build your dream! Property comes with a cistern, a 1000g concrete sewer tank, power is in, concrete pad, cooking seacan, trailer/camp shack, gated entrance. Gas is at the property line. An old cabin near the treeline is no longer habitable, it needs major repair or removal. But this property is a fisherman's delight and tons of crownland here for hunting too! Ben Auger boat launch & park around the corner. Nearby gas station, liquor store, restaurant. Calling Lake is a very popular place to go for camping & fishing, located 55km north of Athabasca for all your amenities. Don't miss out on this opportunity to own land that only has a natural reserve between you and the waterfront! An outdoorsy person's dream!



## Essential Information

MLS® #	E4437609
Price	\$119,900
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
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### Additional Information

Date Listed	May 21st, 2025
Days on Market	43
Zoning	Zone 60

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Listing information last updated on July 3rd, 2025 at 8:17pm MDT