

**3158 Corner Drive  
Calling Lake, Alberta**

**MLS # A2269951**



**\$49,000**

**Division:** NONE

**Lot Size:** 0.46 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CR

**Water:** -

**Sewer:** -

**Utilities:** -

One of the most convenient features of the property is the power transformer pole that is already installed on the property. This means that you don't have to worry about setting up electricity, as it's already readily available for you to use. This feature is especially useful for those who want to build a cabin or set up an RV on the property. Speaking of RVs, the property also boasts a spacious gravel pad that's perfect for parking your RV or setting up a tent. This feature is a great addition to the property, especially for those who love to camp or want to enjoy the great outdoors. Finally, the property features an inviting fire pit area, perfect for relaxing and roasting marshmallows with friends and family. In summary, this .46-acre lake back lot is a true gem that's ready for you to move in and start enjoying. With its fruit trees, fenced perimeter, power transformer pole, RV gravel pad, and fire pit area, this property has everything you need to experience the beauty and tranquility of living in nature.