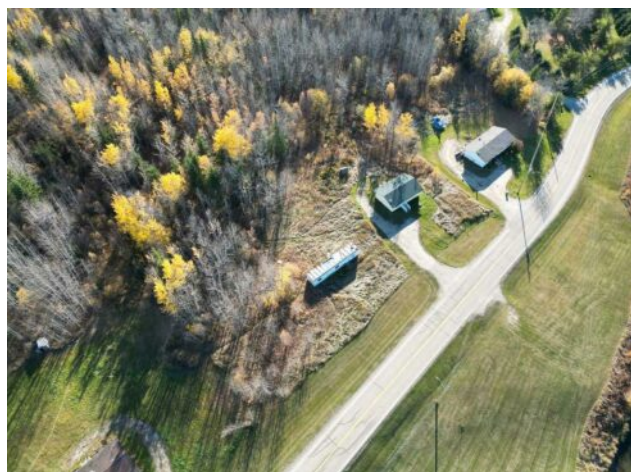


**1820 Calling River South  
Calling Lake, Alberta****MLS # A2273389****\$49,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	1.18 Acres		
<b>Lot Feat:</b>	Back Yard, Level, Many Trees		
<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	32-71-21-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** See Remarks**Inclusions:** N/A

3 bedroom, 1 bathroom bungalow situated on a 1.18 acre partially treed lot in Calling River South. Just a short drive to Calling Lake, parks, and the boat launch, this property offers convenient access to recreation and amenities. Gas and power are ran to the home but are disconnected. There is a cistern and holding tank in place for water and sewer (size and condition unknown). Home requires significant work and is being sold as is, where is. Great opportunity for those looking for a project or a private getaway property.