

**1826 Calling River South  
Calling Lake, Alberta****MLS # A2273395****\$39,000**

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**Division:** NONE

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**Lot Size:** 1.27 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** 32-71-21-W4

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**Zoning:** R1C

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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1.27 acre partially treed lot located directly across the road from the Calling River and just minutes from Calling Lake, amenities, and local parks. This property offers excellent potential for a future build or a weekend recreational getaway. Gas and power are available at the road for added convenience. An older job shack is included with the property. A great opportunity to own a spacious parcel in a desirable recreational area.