

## \$440,000 - N/A, Calling Lake

MLS® #E4463566

**\$440,000**

1 Bedroom, 1.50 Bathroom, 924 sqft

Single Family on 0.00 Acres

Calling Lake, Calling Lake, AB

LAKEFRONT LIVING! Experience the vacation lifestyle every day with paradise at your doorstep. This charming A-frame knotty pine cabin offers a total 1348sqft on beautiful Calling Lake. Nestled on a half-acre lot just 40 minutes north of Athabasca. With timeless knotty pine throughout and maintenance-free red metal roof. The cozy interior offers soaring vaulted ceilings, a warm gas stone fireplace, and an open-concept kitchen with a gas range. The 1 bedroom + 300sq.ft. loft offers space to sleep 8 comfortably. The sunroom adds another 184 sq. ft. of panoramic lake views. A separate cabin sleeps additional guests, perfect for friends and family. Enjoy four-season recreation, from boating to snowmobiling and a fishing hut for ice fishing. Relax under the 12'—12' gazebo, gather around the firepit, and take advantage of the oversized heated 24'—30' garage with RV parking. Whether you're seeking a family getaway or a year-round sanctuary, this lakefront gem is designed for comfort, fun, and unforgettable memories.

Built in 2011

### Essential Information

MLS® # E4463566

Price \$440,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | N/A          |
| Area        | Calling Lake |
| Subdivision | Calling Lake |
| City        | Calling Lake |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T0G 0K0      |

### Amenities

|               |                                                                                                                                |
|---------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Deck, Fire Pit, Gazebo, Hot Water Natural Gas, Lake Privileges, R.V. Storage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking       | Double Garage Attached, Heated, Insulated, Over Sized, RV Parking                                                              |
| Is Waterfront | Yes                                                                                                                            |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Stone Facing                                                                                                                                           |
| Stories           | 2                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | See Remarks, Stone                                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Boating, Fenced, Lake Access Property, Landscaped, Private Fishing, Schools, Treed Lot, Vegetable Garden, View Lake, Waterfront Property |
| Roof              | Metal                                                                                                                                                           |
| Construction      | See Remarks, Stone                                                                                                                                              |
| Foundation        | See Remarks                                                                                                                                                     |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 26th, 2025 |
| Zoning      | Zone 60            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 12:47pm MDT