

# **\$139,000 - 3411 Sucker Creek Crescent, Calling Lake**

MLS® #E4432066

**\$139,000**

1 Bedroom, 1.00 Bathroom, 670 sqft

Single Family on 2.12 Acres

Calling Lake, Calling Lake, AB

Lakeside Living on 2.12 Acres - Includes Mobile Home! Just a few minutes walk to one of Alberta's finest lakes, Calling Lake, great fishing and boating. Enjoy the serenity on this 2.12 acre, forested property, complete with a mobile home. Whether you are looking for a weekend getaway, investment opportunity or just a peaceful place to call home, this property offers endless potential. One bedroom, one full bathroom, laundry and storage area, kitchen, and living room with all attached services (water, heat, and sewer) complete the mobile home. Recent upgrades (2023) include new furnace ,new hot water tank, thermostat, new windows, and (2024) water tank, standing shower, sink, lighting and toilet. There is a 1500 gal water tank and 1500 gal sewer tank, old usable RV with wood fireplace, sunroom & a deck. Outhouse, vegetable garden, firepit, shed plus 4 fruit trees. A wood deck where you can see and hear the running creek (Sucker Creek) through the property. So close to nature and a well loved home.

Built in 1992

## **Essential Information**

MLS® # E4432066

Price \$139,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	670
Acres	2.12
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3411 Sucker Creek Crescent
Area	Calling Lake
Subdivision	Calling Lake
City	Calling Lake
County	ALBERTA
Province	AB
Postal Code	T0G 0K0

### Amenities

Amenities	Deck, Fire Pit, Hot Water Natural Gas
Parking	RV Parking

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Vinyl
Exterior Features	Boating, Creek, Fruit Trees/Shrubs, Lake Access Property, Picnic Area, Playground Nearby, Schools, Subdividable Lot, Treed Lot, Vegetable Garden, View Lake
Roof	Vinyl Shingles
Construction	Vinyl
Foundation	Piling

**Additional Information**

Date Listed            April 22nd, 2025  
Days on Market      11  
Zoning                Zone 60

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