

\$299,000 - 3461 Calling Lake Dr, Rural Opportunity M.D.

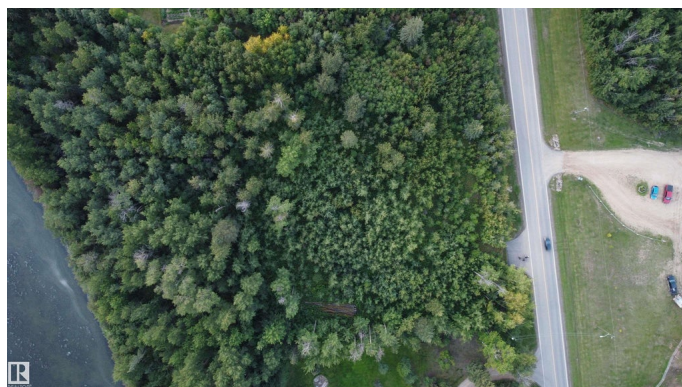
MLS® #E4454365

\$299,000

0 Bedroom, 0.00 Bathroom,
Rural on 2.45 Acres

None, Rural Opportunity M.D., AB

Beautiful, Large & Private 2.45 acre lakeview property on Calling Lake. With this totally treed lot you get to carve out what you choose to! It is waiting for you to build your Dream Home – whether for vacations or your full-time home. Here you can enjoy the serenity of nature with full access to the water and all the beautiful sunsets you can handle; all still within reach of a lovely community. If you need time to dream up your plans, set up your tent or trailer to take in the landscape, discover all that grows here before making your decision! Calling Lake is one of Alberta's finest lakes with Great Fishing, Swimming and Boating. Access to power and gas at the property line and an apron from paved road to the property line. You must come and see for yourself – take a walk in your own greenspace. Note property line shows lot in front: this is the Environmental Protection greenspace access to protect riparian habitat - no one can ever build in front of you!



Essential Information

MLS® #	E4454365
Price	\$299,000
Bathrooms	0.00
Acres	2.45
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	3461 Calling Lake Dr
Area	Rural Opportunity M.D.
Subdivision	None
City	Rural Opportunity M.D.
County	ALBERTA
Province	AB
Postal Code	T0G 0K0

Exterior

Exterior Features	Backs Onto Lake, Boating, Lake Access Property, Lake View, Private Setting, Treed Lot
-------------------	---

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
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 August 23rd, 2025 at 5:17am MDT