

# \$225,000 - 3427 Calling Lake Drive, Rural Opportunity M.D.

MLS® #E4454892

**\$225,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.57 Acres

None, Rural Opportunity M.D., AB

Bring your sleeping bags and start living this summer! Have you been DREAMING of your own private space to relax and wind down? This LAKE FRONT property is ready for you to build your dream home/cabin/cottage! Currently set up with 2 trailers & a 22x16 patio in between. Ability to sleep 8 comfortably and 12 with the tables down! Everything currently on site is INCLUDED! 2 travel trailers, an enclosed shower room with HWT and sink, sea-can for storage, water tank & trailer, dock with electric pontoon boat lift, cell phone range extender, riding lawnmower, BBQ, smokeless firepit and a short walking path with railings for safety and a bench to get to the lake! POWER is set up with 30AMP plugs to both trailers. This lot still has tons of space to set up games, tents or whatever you can dream up! Peace and serenity is calling, are you ready to answer?

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454892  |
| Price     | \$225,000 |
| Bathrooms | 0.00      |
| Acres     | 0.57      |
| Type      | Rural     |



|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3427 Calling Lake Drive |
| 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, Backs Onto Park/Trees, Boating, Flat Site, Lake Access Property, Lake View, Level Land, Picnic Area, Private Fishing, Private Setting, Recreation Use, Treed Lot, Waterfront Property, See Remarks |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 59                |
| Zoning         | Zone 60           |

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Listing information last updated on October 25th, 2025 at 8:32am MDT