

# \$397,000 - Sw;5;70;20 West Of 4, Calling Lake

MLS® #E4443853

## \$397,000

5 Bedroom, 2.00 Bathroom, 800 sqft  
Single Family on 0.00 Acres

Calling Lake, Calling Lake, AB

UNIQUE PROPERTY! This home is located on 14.85 Acres, the perfect size to start your home owning journey, or expand to new horizons. The property was used by a trucking company previously, so th eyard is built to have plenty of space for large vehicles! The 2600 Sq. ft. shop on the property offers a large space to complete any project you may have! There are multiple RV Outlets on the property, so your camping needs are covered! Located only 10 minute North of the Alberta Pacific Pulp Mill. Come and see what this property has to offer!

Built in 1983

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443853               |
| Price          | \$397,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 800                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | Sw;5;70;20 West Of 4 |
| Area        | Calling Lake         |
| Subdivision | Calling Lake         |
| City        | Calling Lake         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9S 0A8              |

## Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows |
| Parking   | Front Drive Access, Front/Rear Drive Access, No Garage      |

## Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Furniture Included, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | See Remarks                                                                                                    |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | None, No Basement                                                                                              |

## Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Metal |
| Exterior Features | See Remarks |
| Roof              | Metal       |
| Construction      | Wood, Metal |
| Foundation        | Slab        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 93              |
| Zoning         | Zone 60         |

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Listing information last updated on September 24th, 2025 at 2:17am MDT