

# \$238,000 - 2971 Townsite Crescent, Calling Lake

MLS® #A2220648

## \$238,000

3 Bedroom, 2.00 Bathroom, 1,499 sqft

Residential on 0.36 Acres

NONE, Calling Lake, Alberta

Located just one row back from the shoreline, this well-maintained 4-season property offers comfort, space, and convenience—all at an affordable price. Set on a fully fenced 0.36-acre lot, the 2015 20'™ wide manufactured home features 3 spacious bedrooms, 2 full bathrooms, and a bright open-concept kitchen and living area perfect for entertaining or relaxing with family. Enjoy your morning coffee on the south-facing covered front deck or host summer BBQs in the sheltered backyard deck space. A double detached garage and paved driveway provide ample parking and storage for vehicles and recreational gear. This move-in-ready home has been lovingly cared for and offers the perfect blend of peaceful lake living and year-round usability. Whether you're looking for a full-time residence or a weekend retreat, this Calling Lake gem is worth a look! Calling Lake is known for great fishing and nice beaches. Close to crown land for hunting and sledding. Consider this easy to maintain property as your year round getaway.

Built in 2015

## Essential Information

MLS® #	A2220648
Price	\$238,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,499
Acres	0.36
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	2971 Townsite Crescent
Subdivision	NONE
City	Calling Lake
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G 0K0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	May 15th, 2025
Days on Market	84
Zoning	R1C

## **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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