

Courtesy Of Mike Marsh Of Grassroots Realty Group

## \$299,000 - 4719 49 Avenue, Calmar

MLS® #E4449605

**\$299,000**

4 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to small-town charm in the heart of Calmar! This affordable 4-bedroom, 3-bathroom home offers 1,600 sq ft of beautifully finished living space across three levels—perfect for families, first-time buyers, or anyone looking to escape the city hustle. Step inside to a clean slate of fresh paint and neutral finishes that create a warm, inviting atmosphere. Enjoy brand new carpet throughout all of the bedrooms, updated light fixtures and switches, updated plumbing, as well as a brand new Hot Water Tank —adding peace of mind and comfort year-round. The large backyard is ideal for summer barbecues, gardening, or simply relaxing with the kids or pets. Lastly, if you love fresh baking and convenience, you'll appreciate being just a short stroll to the beloved Calmar Bakery and only a 20-minute drive to the Edmonton International Airport. If you're looking for space, updates, and a quiet community vibe—this Calmar gem is the one.

Built in 1993

### Essential Information

MLS® # E4449605

Price \$299,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4719 49 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls, Front Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Calmar Elementary School
High	Calmar Secondary School

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	64
Zoning	Zone 92

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