

## \$419,000 - 5002 52 Avenue, Calmar

MLS® #E4450967

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,264 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Charming 3 Bedroom Two-Story in the Heart of Calmar! Welcome to this well-maintained 3 bedroom, 2.5 bathroom home ideally located just steps from two schools and close to all amenities. Featuring fresh paint and new carpet on the upper level, this home offers comfort and functionality throughout. The main floor includes a spacious living area, functional kitchen, and the convenience of main floor laundry. Upstairs, the primary suite features a 4-piece ensuite and generous closet space. Enjoy the inviting front porch and the covered, insulated rear deck—perfect for relaxing or entertaining. The partially finished basement offers additional space and flexibility, while the 28' x 24' heated garage provides plenty of room for vehicles and storage. Located in the family-friendly town of Calmar, just 15 minutes from the Edmonton International Airport, 10 minutes to Leduc, and under 20 minutes to South Edmonton—this home combines small-town living with incredible accessibility!

Built in 2008

### Essential Information

MLS® #	E4450967
Price	\$419,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5002 52 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed            August 2nd, 2025  
Days on Market       1  
Zoning                 Zone 92

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