

\$346,700 - 5020 44 Ave, Calmar

MLS® #E4437282

\$346,700

3 Bedroom, 1.00 Bathroom, 969 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome home to Calmar and this nicely updated home. The moment you walk through the front door you are greeted with a bright and spacious living room that is open to your fully updated kitchen. Three nice sized bedrooms and an updated 4-piece bath complete the upper floor. The basement is partially finished and waiting for you to put the finishing touches on it. Newer windows, flooring, shingles and more make this a truly move-in ready home. A good sized back yard, with RV parking and a 20 x 27 garage, finish off this amazing home. Calmar offers many amenities, a K-6 school and a collegiate high school. Located only 10 minutes from Leduc, 15 minutes from the Edmonton International Airport and 20 minutes from Edmonton, make this the perfect place to live at a fraction of big city prices.

Built in 1970

Essential Information

MLS® #	E4437282
Price	\$346,700
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	969
Acres	0.00



Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	5020 44 Ave
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Front Drive Access, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 19th, 2025
Days on Market	2

Zoning

Zone 92

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Listing information last updated on May 21st, 2025 at 5:32pm MDT