

\$308,900 - 5017 46 Avenue, Calmar

MLS® #E4436504

\$308,900

5 Bedroom, 1.00 Bathroom, 1,952 sqft
Single Family on 0.00 Acres

Calmar, Calmar, AB

Charming 1.5 Storey Home in Calmar - Perfect for Families! Welcome to this updated 1.5 storey home, nestled in the heart of Calmar. Originally built in 1950 with a substantial addition completed in 1980. This spacious 5 bedroom property combines timeless character with thoughtful modern updates - making it the perfect space for growing families. Step inside to discover a warm and inviting layout, complete with a warm and cozy wood burning fireplace and newer appliances throughout. The home has been recently renovated, including a new roof (2025) and furnace (2022). Enjoy your mornings and evenings in the large south-facing yard!

Built in 1950

Essential Information

MLS® #	E4436504
Price	\$308,900
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,952
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family



Style	1 and Half Storey
Status	Active

Community Information

Address	5017 46 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Amenities	On Street Parking, Hot Water Natural Gas
Parking	Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	Calmar Elementary School
High	Calmar High School

Additional Information

Date Listed	May 15th, 2025
-------------	----------------

Days on Market 8

Zoning Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 23rd, 2025 at 3:02pm MDT