# \$145,000 - 4 Southbridge Court, Calmar

MLS® #E4451199

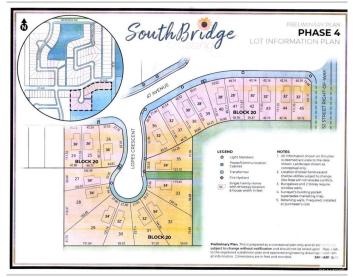
## \$145,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Calmar, Calmar, AB

Serviced 34' Pocket Cul-de-Sac Vacant Lot in Southbridge, Calmarâ€"Build Your Dream Home! Welcome to Southbridge in Calmar a growing, family-friendly community just 20 minutes from Edmonton International Airport! This 34' pocket, fully serviced lot offers a rare opportunity to build the home style of your choice, whether it's a bungalow, two-story, or bi-level. Enjoy the charm of small-town living with convenient access to big-city amenities. With schools, parks, and shops nearby, Southbridge is the perfect place to plant roots and grow. Everything you need, close by: • Calmar Elementary School & Calmar Secondary School • Local daycare options • Grocery stores, shops, and restaurants • Parks, playgrounds, and scenic walking trails Convenient access to Hwy 39, 60, 22 and QE2 corridor. Short drive to Leduc, Nisku, and major employment hubs Peaceful small-town living with all the perks of nearby city amenities Perfect for Builders or Investors looking to get ahead of the curve.





### **Essential Information**

MLS® # E4451199

Price \$145,000

Bathrooms 0.00 Acres 0.00 Type Single Family

Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

Address 4 Southbridge Court

Area Calmar
Subdivision Calmar
City Calmar

County ALBERTA

Province AB

Postal Code T0C 0V0

## **Exterior**

Exterior Features Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, No Through Road,

Park/Reserve, Playground Nearby, Schools, See Remarks

### **Additional Information**

Date Listed August 5th, 2025

Days on Market 85

Zoning Zone 92

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Listing information last updated on October 28th, 2025 at 9:32pm MDT