

\$349,000 - 5017 46 Avenue, Calmar

MLS® #E4431506

\$349,000

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, 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 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® #	E4431506
Price	\$349,000
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 Secondary School

Additional Information

Date Listed April 17th, 2025

Days on Market 7

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 April 24th, 2025 at 4:47pm MDT