

## \$399,900 - 5002 52 Avenue, Calmar

MLS® #E4450967

**\$399,900**

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 main and 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!

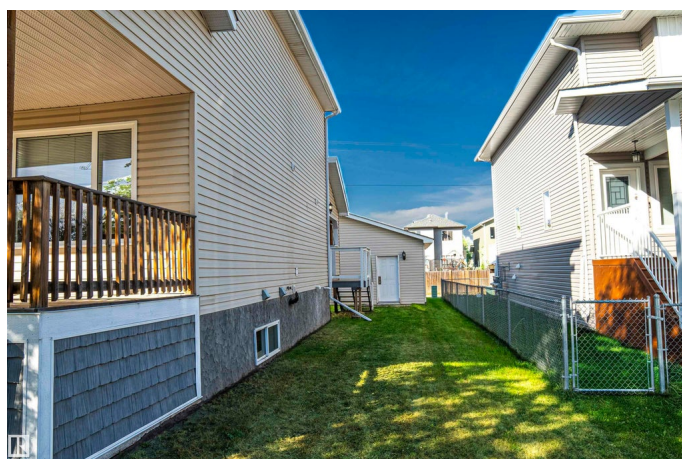
Built in 2008

### Essential Information

MLS® # E4450967

Price \$399,900

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, Heated, 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              81

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 October 22nd, 2025 at 1:47am MDT