

## **\$516,900 - 5241 47 Avenue, Calmar**

MLS® #E4458460

**\$516,900**

3 Bedroom, 2.50 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to this magnificent SOUTH BACKING home in the upcoming Community of Soubridge Crossing in Calmar with over 1800sqft of living space and UPGRADED finishes. As you enter, you will be greeted by a DEN/FLEX room that leads you to a bright OPEN TO BELOW living room abundant with natural light. The kitchen layout boasts elegant QUARTZ COUNTERTOPS, ample cabinet space, STAINLESS STEEL appliances which leads you to a WALKTHROUGH PANTRY. Relax by the electric FIREPLACE and entertain guests in this open concept layout. The 2 piece bathroom compliments the main floor. On the 2nd floor, you will be greeted by the CENTRAL BONUS ROOM, 3 large bedrooms, one 5-PC ENSUITE BATHROOM, additional 4-PC bathroom and laundry room. The MASTER BEDROOOM features a 5-pc ENSUITE including a tub, shower and a WALK-IN CLOSET. Enjoy an EXTENDED DOUBLE GARAGE featuring a 16x8 GARAGE DOOR to fit a larger car and RV outside. The basement is waiting for your creative touch. This home is walking distance to the baseball diamonds!



Built in 2025

### **Essential Information**

MLS® #

E4458460

|                |                        |
|----------------|------------------------|
| Price          | \$516,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,110                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5241 47 Avenue |
| Area        | Calmar         |
| Subdivision | Calmar         |
| City        | Calmar         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | R.V. Storage, See Remarks |
| Parking   | Double Garage Attached    |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Insert                                                                                                           |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Flat Site, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 92              |

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Listing information last updated on October 23rd, 2025 at 11:18pm MDT