

## \$512,900 - 5254 47 Avenue, Calmar

MLS® #E4458200

**\$512,900**

3 Bedroom, 2.50 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Experience this stunning two-storey home with over 1900 sq ft of living space in Southbridge, Calmar's emerging community! Captivating OPEN-TO-BELOW living room ceilings provide a grand and bright atmosphere. 9' KITCHEN CEILINGS, chic QUARTZ countertops, STAINLESS STEEL APPLIANCES, timeless SHAKER cabinets, and a WALK-THROUGH PANTRY are also sure to impress. Unwind by a cozy fireplace or enjoy the versatility of a main-floor flex room - an ideal spot for a formal sitting area or studio. The upper floor offers a BONUS ROOM and 3 generously sized bedrooms. The luxurious primary retreat is complete with a walk-in closet and a beautifully designed ensuite featuring a 4-PIECE bath and modern shower. A second full bathroom and laundry room upstairs adds day-to-day practicality where needed most. The EXTENDED DOUBLE GARAGE includes a rough-in for a future garage heater and a hose bib maximizing functionality. Perfectly located near the airport, Leduc, Devon and is in walking distance to local sport fields!

Built in 2025

### Essential Information

MLS® # E4458200

Price \$512,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,953                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5254 47 Avenue |
| Area        | Calmar         |
| Subdivision | Calmar         |
| City        | Calmar         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Natural Gas BBQ Hookup  |
| Parking   | Double Garage Attached, Front Drive Access, Insulated, Over Sized, See Remarks |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| 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 | 40                   |
| Zoning         | Zone 92              |

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Listing information last updated on October 27th, 2025 at 3:47pm MDT