

## \$499,900 - 5255 47 Ave, Calmar

MLS® #E4443800

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,879 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Step into modern comfort with this beautifully crafted new build, offering 3 spacious bedrooms and 2.5 bathrooms in the peaceful and growing community of Southbridge. The open-concept main floor features a bright and functional layoutâ€”perfect for entertainingâ€”with a stylish kitchen that flows seamlessly into the dining and living areas. Upstairs, youâ€™ll find a primary suite complete with a private ensuite featuring dual sinks and a walk-in closet, along with two additional bedrooms and a full bathroom. Enjoy the convenience of a second-floor laundry and an impressive triple car garage, perfect for extra parking, storage, or workspace. Located just a short drive to Leduc, the Edmonton International Airport, and all major amenities, Calmar offers small-town charm with a strong sense of community, excellent schools, and quiet streetsâ€”ideal for families, commuters, or anyone looking to escape the city hustle while staying connected.

Built in 2025

### Essential Information

MLS® # E4443800

Price \$499,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,879                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 5255 47 Ave |
| Area        | Calmar      |
| Subdivision | Calmar      |
| City        | Calmar      |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T0C 0V0     |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Parking-Extra |
| Parking   | Triple Garage Attached                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                       |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 22nd, 2025

Days on Market                15

Zoning                            Zone 92

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Listing information last updated on July 7th, 2025 at 11:32am MDT