

## \$325,000 - 5006 51 Avenue, Calmar

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MLS® #E4461653

### \$325,000

4 Bedroom, 1.50 Bathroom, 1,069 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to the perfect starter home in Calmar! Just 10 minutes West of Leduc, less than 20 minutes from the Edmonton International Airport, and 25 minutes to Edmonton, you can't beat this price! This nearly 1,100 Square foot Bi-Level has 3 bedrooms and 1.5 baths on the main floor, and features a number of upgrades through the years, including a RENOVATED KITCHEN, new flooring, NEW Triple pane windows, and more! Downstairs has a good sized play room, and additional bedroom and some helpful storage space. It also has a sizeable backyard and RV parking along the side of the house! Come take a look today as it won't stick around long!



Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461653  |
| Price          | \$325,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,069     |
| Acres          | 0.00      |
| Year Built     | 1982      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5006 51 Avenue |
| Area        | Calmar         |
| Subdivision | Calmar         |
| City        | Calmar         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Front Drive Access                              |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Insert                                                           |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood                                                    |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood                                                    |
| Foundation        | Concrete Perimeter                                      |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Calmar Elementary School |
| Middle     | Calmar Secondary School  |
| High       | Calmar Secondary School  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 92            |

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Listing information last updated on October 20th, 2025 at 4:02pm MDT