

## **\$329,900 - 5209 48 Street, Calmar**

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MLS® #E4431400

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

LOOKING FOR AFFORDABLE, CLEAN, MOVE IN READY HOUSING? This 4 bed / 2 bath bungalow is ready for a new family. Calmar offers the perfect blend of small town charm while being only minutes away from all the conveniences in Leduc, Nisku & Edmonton. Main floor features updated spacious kitchen, gleaming hardwood floors, newer trim, doors & paint throughout. 3 good size bdrms & updated 4 piece bath is perfect for your family. Downstairs features another bed / bath, family room, laundry & tons of storage. With a few finishing details this addâ€™™ living space will certainly meet your needs. Large lot offers tons of potential to add a garage & make a haven for family fun & BBQs. Tucked away on a quiet street, just steps away from a playground and K-12 school make this the right choice. Upgrades include newer shingles & windows. A quick possession allows you to enjoy summer in your own home. The shortage of affordable housing is real & this one wonâ€™™t last - donâ€™™t miss out!



Built in 1982

### **Essential Information**

MLS® #                      E4431400

Price                        \$329,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5209 48 Street
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, No Smoking Home, Vinyl Windows, See Remarks
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Back Lane, Low Maintenance Landscape, Playground Nearby, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                13

Zoning                              Zone 92

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