

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

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      4  
Zoning                Zone 92

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