## \$349,000 - 5017 46 Avenue, Calmar

MLS® #E4431506

## \$349,000

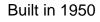
5 Bedroom, 1.00 Bathroom, 1,952 sqft Single Family on 0.00 Acres

Calmar, Calmar, AB

Charming 1.5 Storey Home in Calmar – Perfect for Families! Welcome to this updated 1.5 storey home, nestled in the heart of Calmar. Originally built in 1950, this spacious 5-bedroom property combines timeless character with thoughtful modern updates—making it the perfect space for growing families. Step inside to discover a warm and inviting layout, complete with a cozy wood-burning fireplace and newer appliances throughout. The home has been recently renovated, including a new roof (2025) and furnace (2022). Enjoy your mornings and evenings in the large south-facing yard!







## **Essential Information**

MLS® #	E1121E06
MLS® #	E4431506
Price	\$349,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,952
Acres	0.00
Year Built	1950
Туре	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey



Status	Active	
Community Information		
Address	5017 46 Avenue	
Area	Calmar	
Subdivision	Calmar	
City	Calmar	
County	ALBERTA	
Province	AB	
Postal Code	TOC 0V0	
Amenities		
Amenities	On Street Parking, Hot Water Natural Gas	
Parking	Front Drive Access	
Interior		
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Stone Facing	
Stories	2	
Has Basement	Yes	
Basement	Full, Unfinished	
Exterior		
Exterior	Wood, Vinyl	
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby, Treed Lot	
Roof	Asphalt Shingles	
Construction	Wood, Vinyl	
Foundation	Block, Concrete Perimeter	
School Information		
Elementary	Calmar Elementary School	
High	Calmar Secondary School	
Additional Information		
Date Listed	April 17th, 2025	

Days on Market 3

## Zoning Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 9:47pm MDT