

\$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 layout—perfect for entertaining—with a stylish kitchen that flows seamlessly into the dining and living areas. Upstairs, you’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 streets—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 17

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 July 9th, 2025 at 11:02am MDT