

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

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                4

Zoning                            Zone 92

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