

## \$435,000 - 5011 53 Avenue, Calmar

MLS® #E4459689

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,713 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Step into small town charm with all the space and comfort you have been searching for. This gorgeous two story on 53rd Avenue in Calmar offers 1,713 sq. ft. of thoughtfully designed living space. The main floor is open and inviting, filled with natural light and centered around a well-equipped kitchen that makes both cooking and entertaining a joy. A spacious living and dining area creates the perfect place to gather, while a convenient half bathroom adds extra functionality for busy family life and guests. Upstairs you will find three generously sized bedrooms, including a private primary suite with a full ensuite bathroom. Another full bathroom on this level provides comfort and ease for the whole family. The double attached garage keeps life organized, and the location is second to none. Just a five minute walk brings you to both the elementary and high school, while still being only minutes from Leduc, the airport, and Edmonton's south side. This home is more than a place to live.

Built in 2016

### Essential Information

MLS® # E4459689

Price \$435,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,713                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5011 53 Avenue |
| 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, Skylight |
| Parking   | Double Garage Attached, Rear Drive Access                        |
| Has Pool  | Yes                                                              |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Pool-Above Ground, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Stories           | 2                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 92              |

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