

## \$269,900 - 5012 52 Avenue, Calmar

MLS® #E4438048

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

### BUDGET FRIENDLY! FENCED YARD!

Searching for your first home or investment property? This 3 bedroom, 1.5 bath 1071 sq ft 2 story duplex is a cute place which checks the boxes! Traditional main floor layout w/ newer paint & laminate flooring features your living room at the entryway, w/ room for sectional & TV for watching your favourite show! L shaped kitchen w/ eat in dining for family meals & cooking up a storm while you watch your kids play in the backyard. 2 pce bath & SIDE ENTRYWAY for adding a future basement development! Upstairs brings updated laminate flooring, 3 bedrooms, 4 pce bath & linen storage. The basement is unfinished but terrific spot for adding a 4th bedroom, future rec room, or continue to use as storage. Backyard w/ lane access to add a future garage or park your RV; fence is newer too! Great spot for the summer bonfire or garden. Only steps to the school & blocks to Calmar Bakery make it a winner. A must see!

Built in 1993

### Essential Information

MLS® #	E4438048
Price	\$269,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,071
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5012 52 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	Off Street Parking
Parking	No Garage, RV Parking

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
-------------	----------------

Days on Market 24

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 June 15th, 2025 at 11:32pm MDT