

# \$455,000 - 5012 53 Avenue, Calmar

MLS® #E4452266

## \$455,000

3 Bedroom, 2.50 Bathroom, 1,690 sqft  
Single Family on 0.00 Acres

Calmar, Calmar, AB

Located in Calmar—just 15 minutes to the international airport, 10 minutes to Leduc, and under 20 minutes from south Edmonton—this 3-bedroom, 2.5-bath home backs an elementary school and is steps from a high school, with all amenities close by. The open-concept main floor features granite counters, a gas fireplace, and access to a deck with pergola. Upstairs offers 3 bedrooms, a bonus room currently used as a 4th bedroom, a large primary with 4-piece ensuite and walk-in closet, plus convenient upstairs laundry. Enjoy central A/C, a partially finished basement, double attached heated garage, and an oversized parking pad for 3 vehicles. Fully fenced yard for privacy and play—move-in ready!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452266  |
| Price          | \$455,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,690     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5012 53 Avenue |
| Area        | Calmar         |
| Subdivision | Calmar         |
| City        | Calmar         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Deck                              |
| Parking   | Double Garage Attached, Front Drive Access, Heated |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                                        |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Fenced, Flat Site, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 71                |

## Zoning

## Zone 92

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Listing information last updated on October 20th, 2025 at 11:47am MDT