

\$294,000 - 5004 45th Avenue, Calmar

MLS® #E4462701

\$294,000

3 Bedroom, 1.00 Bathroom, 708 sqft
Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome home to this beautifully remodeled 1.5-storey home offering a total living space of 1,016 sq. ft. Situated on a spacious corner lot in the heart of Calmar, this charming property combines modern comfort with small-town warmth. Fully refreshed in 2025, the home features a bright and welcoming layout with a cozy living room, updated kitchen, stylish 4-piece bath, and a comfortable main floor primary bedroom. Upstairs, youâ€™ll find two additional bedroomsâ€”perfect for kids, guests, or a home office. Throughout the home, enjoy new flooring, fresh finishes, and thoughtful modern updates. Outside, the large fenced yard and deck create an ideal space for family gatherings or quiet evenings under the stars. With ample parking and close proximity to Calmarâ€™s schools, playgrounds, and parks, this home is perfect for first-time buyers or growing families looking for charm, space, and convenience.

Built in 1940

Essential Information

MLS® #	E4462701
Price	\$294,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	708
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	5004 45th Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Parking-Extra
Parking	Front Drive Access, Parking Pad Cement/Paved, RV Parking

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

Additional Information

Date Listed	October 18th, 2025
Days on Market	10

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 October 28th, 2025 at 8:17pm MDT