

## \$475,000 - 5002 53 Ave, Calmar

MLS® #E4441228

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Eagle Quest Homes welcomes this beautiful brand new over 1800+sq ft move in ready home with 3 bedrooms, plus huge bonus room and 2.5 bathrooms. Available for quick possession. Backing onto Calmar Elementary. Separate side entrance to the basement for that guest or family member requiring privacy or a future income generating suite. Laundry room on top floor near bedrooms. This 2 story home has all the upgrades. \$5000 Trail appliance credit included. Country style living with city Amenities. The newest development in Calmar backing onto Calmar Elementary school. Quick access to the expanding Edmonton Airport, minutes to Leduc, Nisku and Edmonton. Welcome to Hawks Landing. ALBERTA NEW HOME WARRANTY INCLUDED

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441228  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,830     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 5002 53 Ave |
| Area        | Calmar      |
| Subdivision | Calmar      |
| City        | Calmar      |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T0C 0V0     |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, No Back Lane, Not Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 89             |
| Zoning         | Zone 92        |

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Listing information last updated on September 5th, 2025 at 6:17am MDT