

# \$454,900 - 5001 51 Avenue, Calmar

MLS® #E4460152

## \$454,900

3 Bedroom, 2.50 Bathroom, 1,869 sqft  
Single Family on 0.00 Acres

Calmar, Calmar, AB

Step into modern comfort with this brand new 2025 two-story home in Calmar, ideally located on a corner lot right next to the high school. Offering 1,870 sq. ft. of living space, this home blends thoughtful design with stylish finishes, perfect for today’s family lifestyle. The main floor welcomes you with a bright, open layout. The kitchen features plenty of cupboard and counter space, designed to make both daily cooking and entertaining easy. The adjoining dining area flows into the living room, creating a warm and functional gathering space. A separate back mudroom entry adds convenience and helps keep everything organized. Upstairs, you’ll find three spacious bedrooms, including a comfortable primary suite, along with two full bathrooms and a convenient laundry area. The bonus room offers flexibility ideal as a playroom, office, or cozy movie lounge. With a double attached side garage, this home provides excellent curb appeal as well as plenty of parking and storage.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460152  |
| Price    | \$454,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,869                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5001 51 Avenue |
| Area        | Calmar         |
| Subdivision | Calmar         |
| City        | Calmar         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached                                                                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Stories           | 2                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Airport Nearby, Corner Lot, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 25                   |
| 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 25th, 2025 at 1:32am MDT