

Courtesy Of Mike Marsh Of Grassroots Realty Group

\$310,000 - 4719 49 Avenue, Calmar

MLS® #E4449605

\$310,000

4 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to small-town charm in the heart of Calmar! This affordable 4-bedroom, 3-bathroom home offers 1,600 sq ft of beautifully finished living space across three levels—perfect for families, first-time buyers, or anyone looking to escape the city hustle. Step inside to a clean slate of fresh paint and neutral finishes that create a warm, inviting atmosphere. Enjoy brand new carpet throughout all of the bedrooms, updated light fixtures and switches, updated plumbing, as well as a brand new Hot Water Tank —adding peace of mind and comfort year-round. The large backyard is ideal for summer barbecues, gardening, or simply relaxing with the kids or pets. Lastly, if you love fresh baking and convenience, you'll appreciate being just a short stroll to the beloved Calmar Bakery and only a 20-minute drive to the Edmonton International Airport. If you're looking for space, updates, and a quiet community vibe—this Calmar gem is the one.

Built in 1993

Essential Information

MLS® # E4449605

Price \$310,000

Bedrooms 4



| | |
|----------------|---------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,132 |
| Acres | 0.00 |
| Year Built | 1993 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4719 49 Avenue |
| Area | Calmar |
| Subdivision | Calmar |
| City | Calmar |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0V0 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Deck, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | 2 Outdoor Stalls, Front Drive Access |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

School Information

| | |
|------------|--------------------------|
| Elementary | Calmar Elementary School |
| High | Calmar Secondary School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 25th, 2025 |
| Days on Market | 51 |
| 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 September 14th, 2025 at 5:17pm MDT