

\$158,000 - 41 5220 44 Avenue, Calmar

MLS® #E4454183

\$158,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft
Land Lease Community on 0.00 Acres

Calmar, Calmar, AB

This well-cared-for 3 bedroom, 2 bathroom mobile home is perfectly situated on a spacious corner lot backing onto a green space, for added privacy. The fully fenced yard features raised garden boxes, a large deck ideal for relaxing or entertaining, and plenty of space for kids or pets to play. Inside, youâ€™™ll appreciate the open-concept design with a bright living room that flows seamlessly into the dining area and kitchen. The kitchen offers ample cabinetry and counter space, perfect for everyday living and meal prep. The master suite is thoughtfully positioned for privacy and includes a walk-in closet and full ensuite bathroom. Two additional bedrooms and a second full bathroom provide flexibility for family, guests, or a home office. Additional highlights include central A/C for year-round comfort and the convenience of being just minutes from schools, shopping, parks, and all amenities.

Built in 2012

Essential Information

MLS® #	E4454183
Price	\$158,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,200
Acres	0.00
Year Built	2012
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	41 5220 44 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Parking	Front/Rear Drive Access
---------	-------------------------

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	Wood
Construction	Wood
Foundation	Block

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
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 August 23rd, 2025 at 3:47am MDT