

\$160,000 - 10 5220 44 Avenue, Calmar

MLS® #E4451369

\$160,000

4 Bedroom, 2.00 Bathroom, 1,345 sqft

Land Lease Community on 0.00 Acres

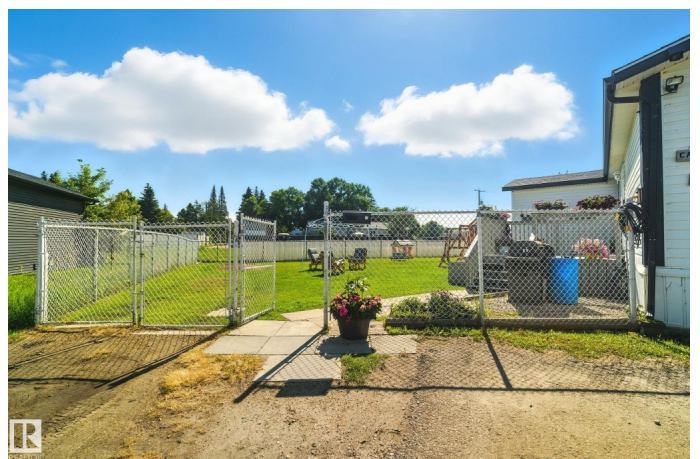
Calmar, Calmar, AB

Welcome to this super affordable 2006 modular home located in the Calmar Mobile Park. Imagine being on not one, but being on a DOUBLE pie shaped lot there is no shortage of outdoor space to for the whole family enjoy. Fully fenced with low maintenance chainlink and privacy slats you will love hosting BBQ's and large get togethers with all your friends. With 1345 sq ft, 4 bedrooms, 2 full bathrooms and with a great layout it's sure to please and can certainly accommodate a larger family. Well maintained with loads of recent upgrades including -asphalt shingles (2024), green fox triple paned windows still under full warranty (2023), new hot water tank (2021), new fridge and gas stove (2024) built in dishwasher (2022), washer and dryer (2023) and recent fully permitted and approved 10x14 addition. Don't forget the 12x 16 overheight storage shed, used as a workshop. Don't miss out on this fantastic property you'll be proud to call home!

Built in 2006

Essential Information

MLS® #	E4451369
Price	\$160,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,345
Acres	0.00
Year Built	2006
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10 5220 44 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Parking	Front Drive Access, Over Sized, See Remarks
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Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

Additional Information

Date Listed	August 6th, 2025
Days on Market	15
Zoning	Zone 92

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