



## 5016 45 Avenue Calmar AB

\$159,900

Say goodbye to renting & hello to homeownership! For less than \$1000/month, this charming mobile home ON ITS OWN LOT could be yours! Step inside to discover a cozy living room, perfect for relaxing evenings or entertaining guests. The corner kitchen boasts newer appliances & ample room to whip up your favourite meals. With 2 beds & a well-appointed 4pc bath, comfort & convenience await. This home has been meticulously upgraded from top to bottom, including 100-amp service, fresh paint & new vinyl plank flooring throughout, HE furnace & HWT(2015) & washer/dryer units (2022). Nestled on a huge 50'x140' lot that offers space & serenity, complete with shed, fire pit & sprawling garden awaiting your green thumb's touch. With rear lane access, the potential is endless - build your dream garage or have space to store your toys. Located just 15 mins from EIA, 10 mins from Leduc & a quick 25-min drive to Edmonton, convenience meets tranquility in Calmar. Take this opportunity & make homeownership a reality!

Listing Presented By:



Originally Listed by:  
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