

# \$524,000 - 12 Southbridge Crescent, Calmar

MLS® #E4455151

## \$524,000

3 Bedroom, 2.00 Bathroom, 1,660 sqft  
Single Family on 0.00 Acres

Calmar, Calmar, AB

NEW on a CORNER LOT! This bright, family-ready bi-level in the desirable Town of Calmar features a vaulted-ceiling living room filled with natural light and an open kitchen with breakfast Peninsula, ample cabinetry and a dining area overlooking the deck and pond fountains. The spacious backyard offers parking for an RV or fifth-wheel camper, complemented by a 3-car attached garage. Two bedrooms and a full bath are on the main floor, while the upper-level primary suite is a private retreat with 4-piece ensuite. The unspoiled basement with large windows is ready for future development. Just 10 minutes from EIA, this versatile home blends comfort, functionality, and a prime location in a well-established neighbourhood.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455151  |
| Price          | \$524,000 |
| Lease Rate     | \$20      |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,660     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12 Southbridge Crescent |
| Area        | Calmar                  |
| Subdivision | Calmar                  |
| City        | Calmar                  |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 0V0                 |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                         |
| Parking        | Triple Garage Attached                                    |

### Interior

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

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 48                |

## 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 14th, 2025 at 9:33pm MDT