

## \$85,000 - 38 Calmar Mobile Home Park, Calmar

MLS® #E4448481

**\$85,000**

3 Bedroom, 2.00 Bathroom, 1,167 sqft

Land Lease Community on 0.00 Acres

Calmar, Calmar, AB

**BACKING ONTO A FIELD.** This 3 bedroom & 2 full baths modular home is tucked away in Calmar Trailer Park Community. Inside you have a spacious front living room with **VAULTED CEILINGS** large south facing windows for an abundance of natural light. Open concept to your kitchen, offering: a dining nook, ample cabinets and countertop space along with a side pantry. Off the kitchen you have another access door to the side yard, laundry room & primary: boasting enough room for a king size bed, large walk in closet & 3-piece ensuite. At the other end, you have an additional 2 large bedrooms & 4-piece bath. Outside you have dual door front fencing to access your south/west side yard, featuring: 3 separate deck areas, gazebo, 3 sheds(2 sheds w/ power) & rear fencing. **UPGRADES:** shingles(2015), front fence(2019), skirting(Dec 2019), hwt(Dec 2020), Stove (2020), Dishwasher(2020), Fridge(2023), Fence/decks stained(2023), Dryer (March 2025). Front parking w/ room for 2 large vehicles. **PETS ALLOWED** w/ Park approval.

Built in 1993

### Essential Information

MLS® # E4448481

Price \$85,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 38 Calmar Mobile Home Park |
| Area        | Calmar                     |
| Subdivision | Calmar                     |
| City        | Calmar                     |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0C 0V0                    |

### Amenities

|         |                  |
|---------|------------------|
| Parking | 2 Outdoor Stalls |
|---------|------------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Block   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 9               |
| 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 July 27th, 2025 at 7:32am MDT