

# \$145,000 - 4 Southbridge Court, Calmar

MLS® #E4451199

**\$145,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Calmar, Calmar, AB

Serviced 34'™ Pocket Cul-de-Sac Vacant Lot in Southbridge, Calmar™ Build Your Dream Home! Welcome to Southbridge in Calmar a growing, family-friendly community just 20 minutes from Edmonton International Airport! This 34' pocket, fully serviced lot offers a rare opportunity to build the home style of your choice, whether it's a bungalow, two-story, or bi-level. Enjoy the charm of small-town living with convenient access to big-city amenities. With schools, parks, and shops nearby, Southbridge is the perfect place to plant roots and grow. Everything you need, close by: ☞ Calmar Elementary School & Calmar Secondary School ☞ Local daycare options ☞ Grocery stores, shops, and restaurants ☞ Parks, playgrounds, and scenic walking trails Convenient access to Hwy 39, 60, 22 and QE2 corridor. Short drive to Leduc, Nisku, and major employment hubs Peaceful small-town living with all the perks of nearby city amenities Perfect for Builders or Investors looking to get ahead of the curve.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451199  |
| Price     | \$145,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|          |                 |
|----------|-----------------|
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4 Southbridge Court |
| Area        | Calmar              |
| Subdivision | Calmar              |
| City        | Calmar              |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0C 0V0             |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, No Through Road, Park/Reserve, Playground Nearby, Schools, See Remarks |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 73               |
| Zoning         | Zone 92          |

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Listing information last updated on October 17th, 2025 at 2:02am MDT