

\$160,000 - 4 Southbridge Court, Calmar

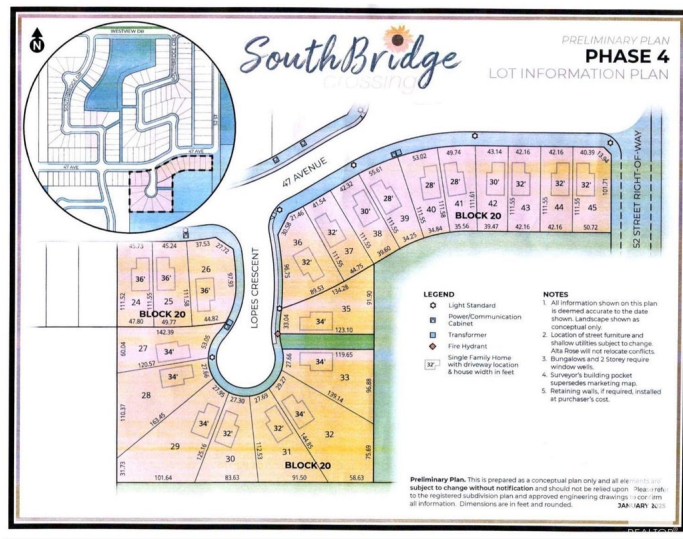
MLS® #E4451199

\$160,000

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	\$160,000
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	21
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 August 25th, 2025 at 10:17pm MDT