

# \$889,000 - 48515 Rr 274, Calmar

MLS® #A2243441

**\$889,000**

3 Bedroom, 3.00 Bathroom, 1,573 sqft

Agri-Business on 10.60 Acres

NONE, Calmar, Alberta

Situated on 10.6 acres is a Beautiful Home, 40'x60' Shop, and 50'x30' Barn. Past the new Covered Front South facing deck is the main level of the home. Made up of an Living room with a feature stone wall gas fire place that is open to the Kitchen with granite countertops and large island. Also located on the main floor is a 2 piece bathroom, and a dining room with patio door access to the huge new back deck with a Maintenance Free Pool on a concrete pad. The Upper level has 3 Bedrooms including the Primary with its own walk-in Closet and 3 piece Ensuite Bathroom. The Laundry room and a 4 piece Bathroom conclude the upper floor plan. The Shop is metal cladded, Insulated, Heated, has a cement floor with a drain, a mezzanine, Power, and 3 Overhead Doors. The Barn is finished much like the shop and has 3 box stalls for animals. Lots of new fencing throughout and a dugout. Beautifully landscaped with lots of upgrades! This Gorgeous Property shows off its remarkable Pride of Ownership inside and out!

Built in 2015

## Essential Information

MLS® #	A2243441
Price	\$889,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	10.60
Year Built	2015
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### Community Information

Address	48515 Rr 274
Subdivision	NONE
City	Calmar
County	Leduc County
Province	Alberta
Postal Code	T0C 0V0

### Amenities

Parking	Heated Garage, Oversized, RV Access/Parking
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### Interior

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	AG

### Listing Details

Listing Office

RE/MAX Real Estate (Edmonton)

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