

# \$649,000 - 48240 Rr 275, Calmar

MLS® #A2239240

**\$649,000**

4 Bedroom, 2.00 Bathroom, 1,195 sqft

Agri-Business on 40.03 Acres

NONE, Calmar, Alberta

40.03 acres with a Renovated home, Double Detached Garage, and More! Very close to Wizard Lake! A List of upgrades include: New Shingles in 2024. New Furnace and Air conditioning in 2023. All new plumbing and whole house UV filtration system and water softener system in 2022 including new hot water tank, pressure tank, toilets, and pump. New carpet, hallway doors, closet doors, back entry door, and flooring in 2024/2025. New fridge in 2022, New dishwasher in 2024. Majority of the basement windows are new in 2024. All new fencing and gates 2021-2025. New Riding Arena in 2024 with trucked in sand ground and pipe fence. New water bowl and concrete pad in 2021 for animals. New septic pump in June 2025. Basement storage room is roughed in for another bathroom. Extra Pasture next to it may be available for rent if needed. This well cared for property is private with lots of mature trees and has to be viewed in person to see everything it holds!

Built in 1979

## Essential Information

MLS® #	A2239240
Price	\$649,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,195
Acres	40.03
Year Built	1979
Type	Agri-Business
Sub-Type	Agriculture
Style	Bi-Level
Status	Active

### **Community Information**

Address	48240 Rr 275
Subdivision	NONE
City	Calmar
County	Leduc County
Province	Alberta
Postal Code	T0C 0V0

### **Amenities**

Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Wood

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	14
Zoning	AG

### **Listing Details**

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