

## \$274,900 - 2 Duke Drive, Lamont

MLS® #E4434442

**\$274,900**

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

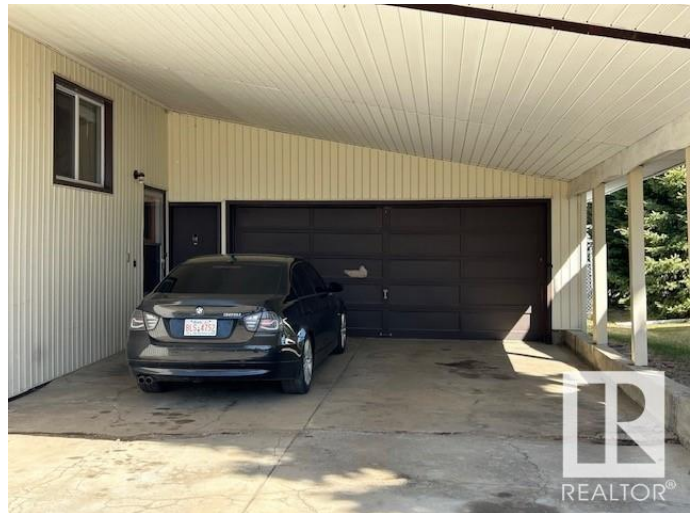
A Big Opportunity..... for this approximately 1230 sq ft 4 bedroom (3 up and 1 down) and 3 bath bungalow with a finished basement. Large country U shaped kitchen with an abundance of cabinets and drawers. Large featured dining area with a built in desk. Hardwood floors. Finished Basement with newly installed vinyl plank flooring and paint has a large family area, bedroom, bathroom, second kitchen and utility and laundry area. Double attached garage has a separate entrance to the basement. Attached to the garage is a covered two car port. Walking distance to K-12 schools, indoor and outdoor recreational facilities, an active modern hospital and a vibrant downtown area. Lamont is only 3 paved miles from the world renown Elk Island National Park with its many nature trails and wildlife. The Fort Saskatchewan/Scotford Heartland Corridor is only 15 minutes west on Highway 15. Lamont is also on a major highway route to the Fort McMurray/Conklin oil activity. Excellent Value.....

Built in 1974

### Essential Information

MLS® # E4434442

Price \$274,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 Duke Drive
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Amenities	Patio
Parking	Double Carport, Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Lamont  
Middle                      Lamont  
High                        Lamont

**Additional Information**

Date Listed                May 4th, 2025  
Days on Market        13  
Zoning                      Zone 62

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