# \$1,200,000 - 543011 Rg Rd 194 Acres, Rural Lamont County

MLS® #E4447936

### \$1,200,000

6 Bedroom, 3.00 Bathroom, 2,879 sqft Rural on 67.00 Acres

None, Rural Lamont County, AB

An Amazing Value... for this 67 acre park like acres with two very well kept fully finished homes. first home has 6 bedrooms and 3 bath , a fully finished basement and a detached double heated garage and a heated workshop. Second fully finished home has 4 bedrooms and 2 full baths, a heated oversize 48 ftX32ft detached garage and two oversized back decks. It also has a walk out basement. All utilities paid including city water. Lamont with its k- 12 schools, modern and active hospital and vibrant downtown core is only 6 miles to the north and it is only 1 mile east of the Elk Island National Park easterly boundary. An advantage to living close to a Park is the abundance of wildlife roaming in the vicinity. Well maintained investment property with lots of potential. Only 20 minutes to the west is the Fort Saskatchewan Heartland Industrial Corridor and only 6 miles north to a highway route to the Fort McMurray and Conklin oil activity. Edmonton is only 40 minutes to the west. A Most tempting buy....

Built in 1983

#### **Essential Information**

MLS® # E4447936 Price \$1,200,000







Bedrooms 6

Bathrooms 3.00

Full Baths 3

Square Footage 2,879

Acres 67.00

Year Built 1983

Type Rural

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

## **Community Information**

Address 543011 Rg Rd 194 Acres

Area Rural Lamont County

Subdivision None

City Rural Lamont County

County ALBERTA

Province AB

Postal Code T0B 2R0

#### **Amenities**

Features Patio

#### Interior

Interior Features ensuite bathroom

Heating Hot Water, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Landscaped, Vegetable Garden, See Remarks

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 14th, 2025

Days on Market 108

Zoning Zone 60

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