

# **\$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 58 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**

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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
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### 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
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Days on Market 5

Zoning Zone 60

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