

## \$279,900 - 4415 55 Avenue, Lamont

MLS® #E4452100

**\$279,900**

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

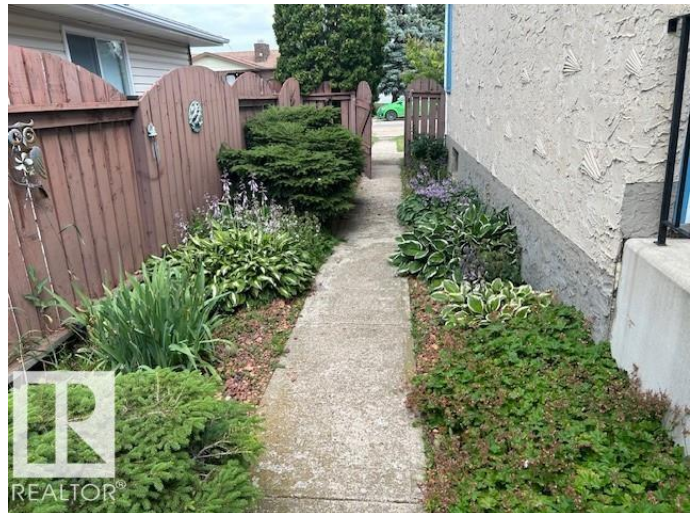
Lamont, Lamont, AB

Excellent Value.... for this approx 1120 sq ft bungalow with 3 bedrooms and two full baths. Large kitchen area with an abundance of cabinets and drawers. Featured Wood burning fireplace in the large living room. Partially finished basement. Large double detached garage. The completely landscaped and fenced backyard backs onto a park. Lamont which is on a major highway route to the Fort McMurray and Conklin oil activity has K-12 schools, an active modern hospital, a vibrant downtown commercial area and outdoor and indoor recreational facilities. The Town is only paved miles from Elk Island National Park with its abundance of wildlife and walking trails. The Fort Saskatchewan Scotford Redwater heartland Corridor is only 15 minutes west on Highway 15. Another Tempting buy...

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452100  |
| Price          | \$279,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,119     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4415 55 Avenue |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Patio                              |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                   |
| Fireplace    | Yes                                                                                         |
| Fireplaces   | See Remarks                                                                                 |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | Full, Partially Finished                                                                    |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                     |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

### School Information

|            |        |
|------------|--------|
| Elementary | Lamont |
|------------|--------|

|        |        |
|--------|--------|
| Middle | Lamont |
| High   | Lamont |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 62          |

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Listing information last updated on August 13th, 2025 at 5:17am MDT