

## \$294,900 - 4904 56 Avenue, Lamont

MLS® #E4429434

**\$294,900**

3 Bedroom, 1.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

A terrific Buy... for this approx 1500 sq ft bungalow with 3 bedrooms and 2 baths situated on a large pie shaped ,fenced and landscaped yard. Three featured fireplaces with one being gas and two wood burning. Country kitchen with an abundance of cabinets and drawers. Featured wall unit in living room. Main floor has been upgraded with New paint and New flooring. Almost completed basement has a wetbar/kitchen ,Laundry room , large bedroom and a family room that has a featured wood burning fireplace. Oversized single detached garage . A large deck overlooking a large landscaped and fenced yard. Lamont has a modern active hospital, K-12 schools, indoor and outdoor rec facilities and a vibrant downtown core. It is on a major highway to the Fort McMurray oil activity and is only 15 minutes east on Highway 15 from the Fort Saskatchewan/Redwater Industrial corridor. Elk Island National Park is only 3 paved miles to the south. An Amazing Value...

Built in 1977

### Essential Information

MLS® #	E4429434
Price	\$294,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4904 56 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Amenities	Deck
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, 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	April 5th, 2025
Days on Market	14
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 5:17am MDT