

\$395,900 - 5535 44 Street, Lamont

MLS® #E4429262

\$395,900

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Exceptional Opportunity... for this approx 1075 sq ft recently upgraded fully finished bilevel with a large double detached insulated and drywalled 2 car garage. 4 (3 up and 1 down) bedrooms and 2 full baths. Master bedroom has access to a large 4 piece bathroom. Upgrades include windows, furnace and hot water tank, interior paint, bathrooms, flooring in vinyl plank and ceramic tile and new appliances. A/C. Newly finished bsmt with a large family room, bar area, bedroom and 4 piece bath. Home is handicap accessible including a (if needed) chairlift. large two tier deck with a featured hot tub covered with a large gazebo. Professionally landscaped and fenced yard with lots of perennials. Lamont has an active and modern hospital, K-12 school system, indoor and outdoor rec facilities and a vibrant downtown core. It is on a major highway route to the Fort McMurray oil activity and is only 15 minutes east on Highway 15 from the Fort Saskatchewan/Redwater Industrial Corridor. Shows Immaculate...

Built in 2001

Essential Information

MLS® # E4429262

Price \$395,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,072 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5535 44 Street |
| Area | Lamont |
| Subdivision | Lamont |
| City | Lamont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 2R0 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Gazebo, Hot Tub, Hot Water Natural Gas, See Remarks |
| Parking | Double Garage Detached, Insulated, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 28 |
| Zoning | Zone 62 |

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Listing information last updated on May 1st, 2025 at 10:17pm MDT