# \$424,900 - 4523 56 Avenue, Lamont

MLS® #E4429564

### \$424.900

4 Bedroom, 3.00 Bathroom, 1,287 sqft Single Family on 0.00 Acres

Lamont, Lamont, AB

Beautifully upgraded original owner 4 bedroom 3 bath bilevel home. Offers approx 1280 sq ft of open concept living space with upgraded finishing throughout. Kitchen features solid wood cabinets, granite countertops upgraded flooring and appliances. Main floor laundry. Large master bedroom has a 4 piece ensuite and walk in closets. Fully finished basement has 9 foot ceilings, full size windows and in floor heating. Newer high efficiency furnace and A/C, new hot water tank and newer roof shingles. Large deck off the kitchen wired for a hot tub. Professionally landscaped and fenced yard provides an outdoor oasis. Provision for RV parking Double oversized and insulated /drywalled attached garage with 220V plug and rear parking. Lamont has an active modern hospital, K-12 schools and indoor and outdoor recreational facilities. Fort Saskatchewan/Redwater Heartland Industrial Corridor is 15 minutes to the west. Elk Island National Pk is 3 paved miles to the south. A Move-in Ready Home in a Prime Location..

Built in 2001

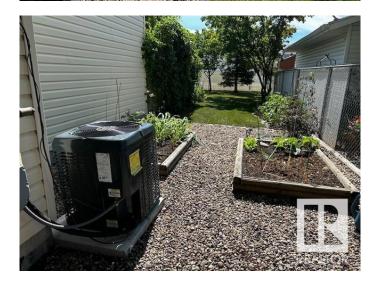
#### **Essential Information**

MLS® # E4429564 Price \$424,900

Bedrooms 4







Bathrooms 3.00 Full Baths 3

Square Footage 1,287 Acres 0.00 Year Built 2001

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 4523 56 Avenue

Area Lamont
Subdivision Lamont
City Lamont
County ALBERTA

Province AB

Postal Code T0B 2R0

### **Amenities**

Amenities Air Conditioner, Deck, Parking-Extra, Patio

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric,

Washer, Window Coverings, Refrigerators-Two

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement Full, 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 7th, 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 21st, 2025 at 12:32pm MDT