

\$394,000 - 5519 44 Street, Lamont

MLS® #E4459352

\$394,000

4 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Excellent Value... for this very well kept upgraded and maintained approx 1160 sq ft completely finished bilevel home with 4 bedrooms (3 up and 1 down) and 3 full size bathrooms including a three piece ensuite. Huge 55 ft X 120 ft lot professionally landscaped and with a double garage. Featured sunroom overlooks the backyard. Large kitchen with upgraded and an abundance of cabinets and drawers. Also in the basement there is a large family room , laundry room. Lamont is on a major highway to the Fort McMurray and Conklin oil activity and is only 15 minutes east on Highway 15 from the Fort Saskatchewan, Scotford, Redwater Heartland Industrial Corridor. Lamont has K-12 schools, an active and modern hospital, indoor and outdoor recreational facilities and a vibrant downtown core. World renown Elk Island National Park with its abundance of wildlife and trails is only 3 paved miles to the south. Another Tempting Buy...

Built in 2004

Essential Information

MLS® #	E4459352
Price	\$394,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,163
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	5519 44 Street
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Amenities

Amenities	Patio
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lamont
Middle	Lamont
High	Lamont

Additional Information

Date Listed	September 24th, 2025
Days on Market	9
Zoning	Zone 62

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