

## \$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	16
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 20th, 2025 at 11:17am MDT