

## \$54,900 - 4915 50 Street, Lamont

MLS® #E4439796

**\$54,900**

1 Bedroom, 1.00 Bathroom, 807 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

A Big Opportunity for this fixer up home on a full size serviced lot in a Centrally located area in the Town of Lamont. New shingles. Lots of room for a garage and RV parking. Walking distance to a vibrant downtown core, schools from K-12, indoor and outdoor recreational facilities and an active modern hospital.

Lamont is only 15 minutes east on Highway 15 from the Heartland Industrial Corridor and is on a major highway route to the Fort McMurray and Conklin oil activity . Elk Island national Park with its abundance of nature trails and wildlife is only 3 paved miles to the south.

Edmonton is only 45 minutes to the southwest.

An Excellent Investment Value in a great location in an active community...

Built in 1940

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4439796      |
| Price          | \$54,900      |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 807           |
| Acres          | 0.00          |
| Year Built     | 1940          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4915 50 Street |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### **Amenities**

|           |                           |
|-----------|---------------------------|
| Amenities | R.V. Storage, See Remarks |
| Parking   | Rear Drive Access         |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                     |

### **School Information**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 15             |

## Zoning

## Zone 62

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Listing information last updated on June 15th, 2025 at 5:32am MDT