

\$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	18
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 22nd, 2025 at 1:02pm MDT