

## \$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 | 3                    |
| Zoning         | Zone 62              |

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Listing information last updated on September 27th, 2025 at 11:17am MDT