

\$319,900 - 5044 45 Street, Lamont

MLS® #E4447958

\$319,900

4 Bedroom, 2.50 Bathroom, 1,237 sqft
Single Family on 0.00 Acres

Lamont, Lamont, AB

Amazing location—just steps from the brand new local park! Nestled on a spacious reverse pie lot with alley access, this property offers unbeatable RV parking potential! This 3+1 bedroom, 2.5 bathroom home with an oversized double attached garage is ready for a new chapter. With great bones and a functional layout, it’s the perfect opportunity for a family to update and personalize a home to truly make it their own. Bring your vision, build some equity, and create lasting memories in a wonderful neighborhood that’s close to schools, parks, and all the essentials!

Built in 1980

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4447958 |
| Price | \$319,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,237 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



| | |
|--------|---------------|
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5044 45 Street |
| Area | Lamont |
| Subdivision | Lamont |
| City | Lamont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 2R0 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | No Smoking Home, See Remarks |
| Parking | Double Garage Attached, RV Parking |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Refrigerator, Storage Shed, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 62 |

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