

## \$34,000 - 5245 55 Street, Lamont

MLS® #E4442440

**\$34,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Lamont, Lamont, AB

Excellent Value...for this oversized huge lot with many possibilities from single family to multifamily to commercial. Located just north and walking distance to the Lamont active and modern hospital. Adjacent lot is also for sale. Great immediate build or long term investment property with many possible options. Lamont has an active K-12 school system, outdoor and indoor recreational facilities and a vibrant downtown core. It is only 15 minutes east on Highway 15 from the City of Fort Saskatchewan and only 40 minutes northeast of Edmonton. Elk Island national Park is only 3 paved miles to the south. The Heartland Industrial Corridor (Fort Saskatchewan/Redwater) is only 15 minutes west on Highway 15. Another Tempting Buy... City Living Country Style...

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4442440        |
| Price     | \$34,000        |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 5245 55 Street |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### **Exterior**

Exterior Features Private Setting, Schools, Shopping Nearby

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 62         |

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Listing information last updated on August 2nd, 2025 at 10:32pm MDT