

## \$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	1
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 September 25th, 2025 at 4:32pm MDT