

# \$199,900 - N/a 46 Avenue, Rural Lamont County

MLS® #E4460174

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 10.38 Acres

None, Rural Lamont County, AB

Discover the perfect opportunity to own approximately 10 acres of land located literally next door to Bruderheim. With convenient gravel road access (46 avenue), this property offers a mix of open space and treed areas, providing natural beauty and versatility. Please note: no services are currently on the property (water, electricity, and power are not connected), giving you a blank canvas to create your vision—whether it’s recreational use, future development, or a private retreat. If you’re seeking privacy and space in a town setting, this land is worth a look!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4460174        |
| Price     | \$199,900       |
| Bathrooms | 0.00            |
| Acres     | 10.38           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/a 46 Avenue       |
| Area        | Rural Lamont County |
| Subdivision | None                |

|             |                     |
|-------------|---------------------|
| City        | Rural Lamont County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 2T2             |

**Exterior**

Exterior Features    Treed Lot

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 62           |

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Listing information last updated on November 3rd, 2025 at 5:17am MST