

# \$195,000 - 4803 51 Avenue, Lamont

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MLS® #E4446966

**\$195,000**

3 Bedroom, 1.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

A great opportunity to finish the updating of this 1335sq' Bungalow the way you wish! This home has many positive features that include lots of natural light, an open and functional Kitchen layout, a floor plan that flows into the Living room, a secondary bedroom with an Ensuite, and a massive oversized heated garage with one overhead door being able to accommodate taller vehicles! The basement is already framed with a 4 piece bathroom plumbed in, a 4th Bedroom, and with two furnaces, one for each level. The main panel on the property has a 100A service which also feeds a 240V sub-panel in the garage. Included are the boxes of Tiles, Jetted Tub, Hot Water Tank, and the Furnace in the basement to help with the update. Situated only a couple blocks from the Recreation Centre, Sports Field, and Arena. Whether you're looking to live in or rent out, come see if this home has the potential for what you are looking for!

Built in 1979

## Essential Information

MLS® #	E4446966
Price	\$195,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4803 51 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Amenities**

Amenities	On Street Parking, R.V. Storage, Workshop, See Remarks
Parking	220 Volt Wiring, Double Garage Attached, Heated, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Freezer, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 17

Zoning Zone 62

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