

## \$465,000 - 4217 55 Avenue, Lamont

MLS® #E4447752

**\$465,000**

4 Bedroom, 2.50 Bathroom, 1,568 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

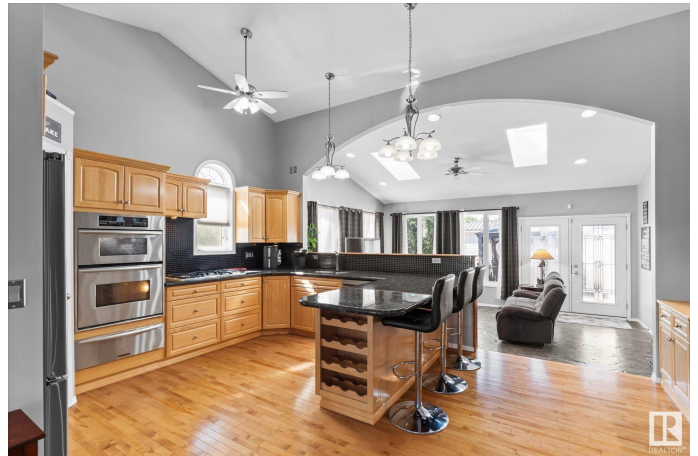
Welcome to this 2004 custom 4-level split in Lamont's Edna community! With over 1,560 sq.ft of living space, it features 4 beds, 3 baths, hardwood floors, gas f/p & kitchen range, in-floor heating in lower levels + attached garage & stamped concrete flooring. The fully fenced yard is low-maintenance & backs onto a greenbelt with a creek & walking trails leading to the community playground. The oversized triple garage (33'x26'x11') is a dream—heated, with a 2-pc bathroom, h/c taps, floor drain, wall venting, dog doors & rare back alley access. Recent upgrades: Boiler System(2021), 50-gallon HWT & Humidifier(2025), Professional Paint Refresh(2022), Portable A/C Units(2021) & updated appliances: Fridge, Washer, Dryer + Dishwasher(2021-2023). Lamont is mighty in amenities with schools or bus routes to Fort Saskatchewan, a hospital, rec facilities (ball diamonds, curling rinks, spray parks), boutique shops & a stocked trout pond. With major routes close by, you're connected without giving up small-town charm.

Built in 2004

### Essential Information

MLS® # E4447752

Price \$465,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,568                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4217 55 Avenue |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Gazebo, Parking-Extra, Patio                          |
| Parking Spaces | 5   |
| Parking        | Heated, Insulated, Over Sized, Triple Garage Attached |
| Is Waterfront  | Yes   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Hot Water, Natural Gas  |
| Fireplace    | Yes   |
| Fireplaces   | Glass Door  |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Creek, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Lamont (K-6)  |
| High       | Lamont (7-12) |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 62         |

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Listing information last updated on July 26th, 2025 at 11:02pm MDT