

## \$424,900 - 5520 45 Street, Lamont

MLS® #E4461292

**\$424,900**

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

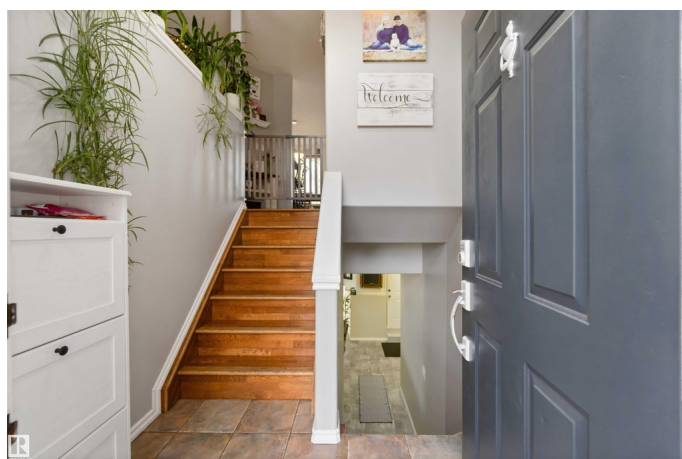
Lamont, Lamont, AB

Fully Developed Walkout Bi-Level on a Large Pie-Shaped Lot! This 3+1 bedroom walkout bi-level sits in a quiet cul-de-sac on a spacious pie-shaped lot and is move-in ready. The home features no carpet throughout—finished with tile, hardwood, and life-proof vinyl plank flooring. The main floor offers a bright living room and an open kitchen and dining area overlooking the backyard and deck. The primary bedroom includes a 3-piece ensuite and large closet, along with two additional bedrooms and a 4-piece main bath. The walkout basement is fully finished with a large rec room, 4-piece bathroom, laundry area, storage room, and a fourth bedroom. Outside, enjoy a huge fenced yard with RV gate access, perfect for parking or entertaining. Additional highlights include a heated double attached garage, plus recent upgrades such as shingles, hot water tank, and some appliances.

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461292  |
| Price      | \$424,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,173                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5520 45 Street |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Walkout Basement                                        |
| Parking   | Double Garage Attached, Front/Rear Drive Access, Heated, Insulated, RV Parking |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

**Additional Information**

Date Listed           October 8th, 2025  
Days on Market       8  
Zoning                Zone 62

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