

## \$424,900 - 4523 56 Avenue, Lamont

MLS® #E4429564

**\$424,900**

4 Bedroom, 3.00 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Beautifully upgraded original owner 4 bedroom 3 bath bilevel home. Offers approx 1280 sq ft of open concept living space with upgraded finishing throughout. Kitchen features solid wood cabinets, granite countertops upgraded flooring and appliances. Main floor laundry. Large master bedroom has a 4 piece ensuite and walk in closets. Fully finished basement has 9 foot ceilings, full size windows and in floor heating. Newer high efficiency furnace and A/C, new hot water tank and newer roof shingles. Large deck off the kitchen wired for a hot tub. Professionally landscaped and fenced yard provides an outdoor oasis. Provision for RV parking Double oversized and insulated /drywalled attached garage with 220V plug and rear parking. Lamont has an active modern hospital, K-12 schools and indoor and outdoor recreational facilities. Fort Saskatchewan/Redwater Heartland Industrial Corridor is 15 minutes to the west. Elk Island National Pk is 3 paved miles to the south. A Move-in Ready Home in a Prime Location..

Built in 2001

### Essential Information

MLS® # E4429564

Price \$424,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,287
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4523 56 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Extra, Patio
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Lamont  
Middle                      Lamont  
High                        Lamont

**Additional Information**

Date Listed                April 7th, 2025  
Days on Market        13  
Zoning                      Zone 62

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