

\$475,000 - 4217 55 Avenue, Lamont

MLS® #E4447752

\$475,000

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 \$475,000



| | |
|----------------|------------------------|
| 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 | 6 |
| Zoning | Zone 62 |

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