

# \$319,900 - 5044 45 Street, Lamont

MLS® #E4447958

**\$319,900**

4 Bedroom, 2.50 Bathroom, 1,237 sqft  
Single Family on 0.00 Acres

Lamont, Lamont, AB

Amazing location—just steps from the brand new local park! Nestled on a spacious reverse pie lot with alley access, this property offers unbeatable RV parking potential! This 3+1 bedroom, 2.5 bathroom home with an oversized double attached garage is ready for a new chapter. With great bones and a functional layout, it’s the perfect opportunity for a family to update and personalize a home to truly make it their own. Bring your vision, build some equity, and create lasting memories in a wonderful neighborhood that’s close to schools, parks, and all the essentials!

Built in 1980

## Essential Information

MLS® #	E4447958
Price	\$319,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family



Style	4 Level Split
Status	Active

### Community Information

Address	5044 45 Street
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Amenities	No Smoking Home, See Remarks
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	5
Zoning	Zone 62

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