

## \$105,000 - 5503 52 Avenue, Lamont

MLS® #E4451737

**\$105,000**

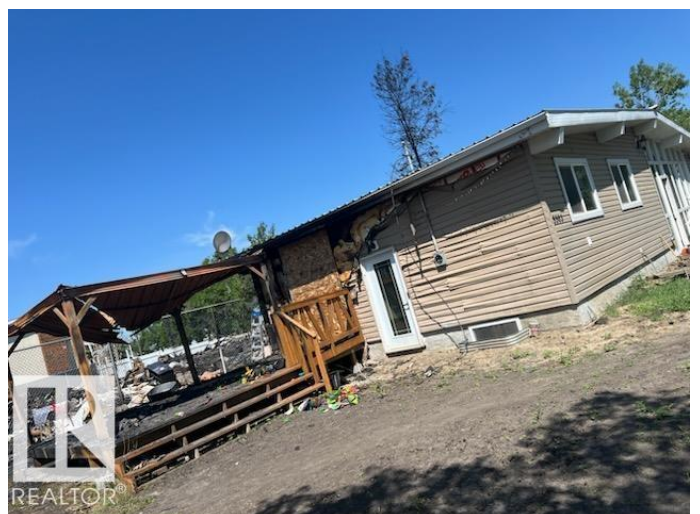
0 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Lamont, Lamont, AB

This fire-damaged property is being sold strictly "as is, where is," and is priced & marketed as vacant land. However, we assume that not all areas of the home were affected by the fire. While there is visible smoke, water, and fire damage, several sections appear to remain intact, including portions of both the exterior and interior. The home features two kitchens—one on the main floor and another in the basement w/appliances & appliance hookups—along with four bedrooms plus a den, two full bathrooms, and a large fireplace with functioning heat-circulation blowers. Some original features are assumed to be in place, such as central air conditioning, a built-in furnace humidifier, an oversized water heater, and a rear mudroom/laundry area with undamaged flooring. The main kitchen includes a barn-style sink, touchscreen cooktop, built-in oven, microwave, and dishwasher. This is an excellent opportunity for investors or builders to redevelop or renovate a well-located corner lot with strong potential.

### Essential Information

MLS® #	E4451737
Price	\$105,000
Bathrooms	2.00



Full Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	5503 52 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Parking	Front Drive Access, Parking Pad Cement/Paved
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### Exterior

Exterior Features	Corner Lot, Landscaped, Playground Nearby, Schools, Shopping Nearby
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### Additional Information

Date Listed	August 7th, 2025
Days on Market	3
Zoning	Zone 62

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Listing information last updated on August 10th, 2025 at 3:32am MDT