

# \$259,900 - 5044 45 Street, Lamont

MLS® #E4460611

## \$259,900

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® #         | E4460611               |
| Price          | \$259,900              |
| 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    | October 3rd, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 62           |

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