

\$399,500 - 5603 45 Street, Lamont

MLS® #E4427038

\$399,500

4 Bedroom, 3.00 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Spacious bungalow and Mr. Clean lives here. Total Pride of Ownership. Perfect for growing families or for those down sizing. Features large living room with cozy gas fireplace with fan, lots of windows plus Bay Window. Large kitchen with loads of cabinets prep-island, and larger dining area for family get togethers, Higher end appliances with gas stove with 2 ovens. Master bedroom has 3pce bathroom, 5 piece main bathroom and 2 more bedrooms for kids or guests. Basement developed like Professionals. Features Huge Rec room with plumbing and possible mini kitchen, Hobby Room, 4th bedroom, Laundry Room, and 4 piece bathroom. Bigger Double attached for Dad. Fully finished with Heat, 220 wiring, water, and higher ceiling, plus approx. 8 foot garage doors. RV or big vehicle parking 20x47 feet. A must see property!!



Built in 1993

Essential Information

MLS® #	E4427038
Price	\$399,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.00

Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5603 45 Street
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated, Insulated, RV Parking, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Oak Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 20th, 2025

Days on Market 14

Zoning Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 6:02pm MDT