

## \$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

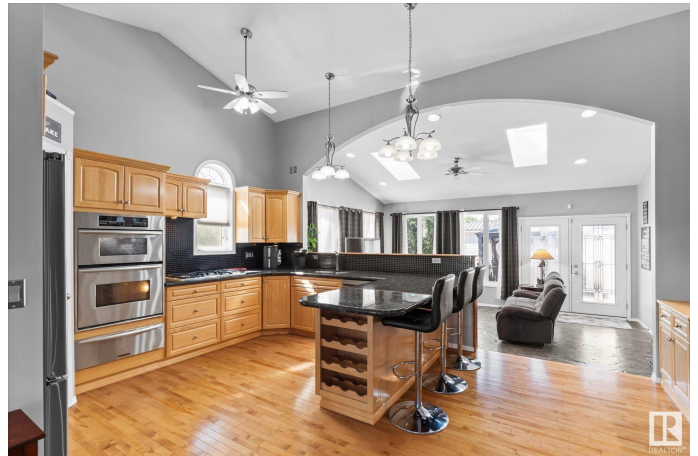
Welcome to this 2004 custom 4-level split in Lamont's Edna community! With over 1,560 sq.ft of living space, it features 4 beds, 3 baths, hardwood floors, gas f/p & kitchen range, in-floor heating in lower levels + attached garage & stamped concrete flooring. The fully fenced yard is low-maintenance & 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	5
Zoning	Zone 62

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Listing information last updated on July 19th, 2025 at 10:32pm MDT