

## \$389,900 - 4319 55 Avenue, Lamont

MLS® #E4452557

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Welcome to this charming 1,312 sq ft bungalow perfectly situated backing onto a peaceful greenbelt! The bright and inviting main floor features a spacious living room with vaulted ceilings, hardwood floor. Functional oak kitchen with corner pantry, and a dining area with access to a stunning sunroom—ideal for relaxing 3 seasons. The primary suite offers a 3-pc ensuite, complemented by an additional bedrooms and 4-pc bath. Downstairs, the finished basement provides a generous family room, 2-pc bath, laundry area, and plenty of storage space. Outside, enjoy the privacy of a landscaped yard with mature trees, perfect for summer gatherings, plus direct access to scenic walking paths. A double attached garage completes this beautiful home, offering convenience and comfort in one package. This property blends functionality and charm, making it an excellent choice for anyone seeking a quiet setting without sacrificing proximity to town amenities.

Built in 1994

### Essential Information

MLS® # E4452557

Price \$389,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,313                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4319 55 Avenue |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Sunroom, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                        |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                     |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 12th, 2025

Days on Market                10

Zoning                            Zone 62

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