

## \$34,000 - 5245 55 Street, Lamont

MLS® #E4409148

**\$34,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Lamont, Lamont, AB

A Big Opportunity ... for this huge residential or multi residential lot located just walking distance north of the Lamont active modern hospital. Adjacent lot for sale as well. Great Investment property for an immediate build or as a long term hold. Lamont with its K-12 schools, indoor and outdoor recreational facilities, and vibrant downtown core is only 15 minutes east on Highway 15 from the FortSaskatchewan/Scotford/Redwater Heartland Industrial Corridor and is on a major highway route to the Conklin/Fort McMurray oil activity. Elk Island National Park with its abundance of wildlife and outdoor activities is only 3 paved miles to the south. Another Tempting Buy...

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4409148        |
| Price     | \$34,000        |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

Address 5245 55 Street



|             |         |
|-------------|---------|
| Area        | Lamont  |
| Subdivision | Lamont  |
| City        | Lamont  |
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T0B 2R0 |

### **Exterior**

Exterior Features Flat Site, Playground Nearby, Schools, Shopping Nearby, See Remarks

### **School Information**

|            |        |
|------------|--------|
| Elementary | Lamont |
| Middle     | Lamont |
| High       | Lamont |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2024 |
| Days on Market | 183               |
| Zoning         | Zone 62           |

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Listing information last updated on April 4th, 2025 at 4:17am MDT