

## \$269,900 - 4912 56 Avenue, Lamont

MLS® #E4444468

**\$269,900**

6 Bedroom, 2.50 Bathroom, 1,294 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

This home is a huge 1293sqft bungalow on a large pie lot in a cul-de-sac. The home features 3 bedrooms up PLUS another 3bedrooms down so can accommodate large families and is still affordable for home buyers! The home does require some finishing touches and TLC but the fruits of your labour will be nothing but pure equity! The home floorplan is pretty open concept with the kitchen, dining and living room joined at the front of the home and bedrooms and bathrooms at the back. The master has a nice sized closet and a 3 piece ensuite for the parents to retreat to at the end of a long day! The basement is pretty much complete with a huge rec room, laundry 2 piece bathroom, 3 bedrooms, cold storage and a bar area. The yard is amazing! There is so much room for the trampoline, pool, firepit and the massive playhouse is already waiting! There is even a nice exposed rock patio to enjoy the BBQ. There home does have a good sized attached single garage! This home is in a prime spot as well, close to everything!!

Built in 1978

### Essential Information

MLS® # E4444468

Price \$269,900

Bedrooms 6



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,294
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4912 56 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Amenities	Patio
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025

Days on Market                5

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 July 1st, 2025 at 3:32pm MDT