

\$299,900 - 5044 45 Street, Lamont

MLS® #E4447958

\$299,900

4 Bedroom, 2.50 Bathroom, 1,237 sqft
Single Family on 0.00 Acres

Lamont, Lamont, AB

Amazing location—just steps from the brand new local park! Nestled on a spacious reverse pie lot with alley access, this property offers unbeatable RV parking potential! This 3+1 bedroom, 2.5 bathroom home with an oversized double attached garage is ready for a new chapter. With great bones and a functional layout, it’s the perfect opportunity for a family to update and personalize a home to truly make it their own. Bring your vision, build some equity, and create lasting memories in a wonderful neighborhood that’s close to schools, parks, and all the essentials!

Built in 1980

Essential Information

MLS® #	E4447958
Price	\$299,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family



Style	4 Level Split
Status	Active

Community Information

Address	5044 45 Street
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Amenities

Amenities	No Smoking Home, See Remarks
Parking	Double Garage Attached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 16th, 2025
Days on Market	39
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 August 24th, 2025 at 9:47am MDT