

## \$315,000 - 4811 51 Avenue, Lamont

MLS® #E4440622

**\$315,000**

5 Bedroom, 2.00 Bathroom, 954 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Discover this charming raised bungalow in Lamont with tons of natural light! Situated on a massive triple lot which is perfect for a dream garden, dog run, and relaxing on the spacious back patio. Parking is never a problem with a back lane access and large driveway. Inside, you'll find original hardwood floors, an inviting eat-in kitchen, and a bright living room filled with natural light and character. The main floor offers three generously sized bedrooms, a large linen closet, and plenty of storage. Enjoy peace of mind with updated appliances, a new roof, hot water tank, and upgraded electrical panel (potential for 200 amp service). The fully finished basement features a large rec room, two additional bedrooms, and a 3-piece bath—ideal for guests, hobbies, or extra family space. The community has a schools for all ages, a hospital and other great amenities, with only a short commute to the big city!

Built in 1952

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440622  |
| Price          | \$315,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 954       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1952                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4811 51 Avenue |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Dog Run-Fenced In                               |
| Parking   | Rear Drive Access, RV Parking, Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 62        |

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