

## \$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

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 April 4th, 2025 at 12:32pm MDT