

## \$59,900 - 4209 55 Avenue, Lamont

MLS® #E4322942

**\$59,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.15 Acres

Lamont, Lamont, AB

A Terrific Buy for this fully serviced residential lot in the newest subdivision of the Town of Lamont. This huge approx 6600 sq ft lot backs onto a greenbelt meadow with trees and a creek. There would be no adjacent neighbors next to your south facing backyard. Financing available. There is a Town incentive where the property taxes are credited for three years with any new home build. Lamont is located on a major highway to the the Fort McMurray and Conklin oil activity. The Fort Saskatchewan/Redwater/ Scotford Heartland Corridor with its abundance of industrial activity is only 15 minutes to the west of Lamont on Highway 15. Elk Island National Park with its unique golf course and abundance of wildlife and natural beauty is only 3 paved miles to the south. Lamont has an active modern hospital, K-12 schools, outdoor and indoor sports facilities and an active and vibrant downtown core. There are many types of club activities for all ages. A Big Opportunity as an Investment or to build a new home..

### Essential Information

MLS® #	E4322942
Price	\$59,900
Bathrooms	0.00



Acres	0.15
Type	Single Family
Sub-Type	Vacant Lot/Land

### Community Information

Address	4209 55 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Is Waterfront	Yes
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### Exterior

Exterior Features	Backs Onto Park/Trees, Creek, Flat Site, Golf Nearby, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks
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### School Information

Elementary	Lamont
Middle	Lamont
High	Lamont

### Additional Information

Date Listed	December 29th, 2022
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Listing information last updated on May 21st, 2024 at 2:46am MDT