

\$389,900 - 4319 55 Avenue, Lamont

MLS® #E4452557

\$389,900

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Welcome to this charming 1,312 sq ft bungalow perfectly situated backing onto a peaceful greenbelt! The bright and inviting main floor features a spacious living room with vaulted ceilings, hardwood floor. Functional oak kitchen with corner pantry, and a dining area with access to a stunning sunroom—ideal for relaxing 3 seasons. The primary suite offers a 3-pc ensuite, complemented by an additional bedrooms and 4-pc bath. Downstairs, the finished basement provides a generous family room, 2-pc bath, laundry area, and plenty of storage space. Outside, enjoy the privacy of a landscaped yard with mature trees, perfect for summer gatherings, plus direct access to scenic walking paths. A double attached garage completes this beautiful home, offering convenience and comfort in one package. This property blends functionality and charm, making it an excellent choice for anyone seeking a quiet setting without sacrificing proximity to town amenities.

Built in 1994

Essential Information

MLS® # E4452557

Price \$389,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4319 55 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Amenities

Amenities	Sunroom, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 12th, 2025
Days on Market 22
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 September 3rd, 2025 at 7:32am MDT