

\$424,900 - 5520 45 Street, Lamont

MLS® #E4461292

\$424,900

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

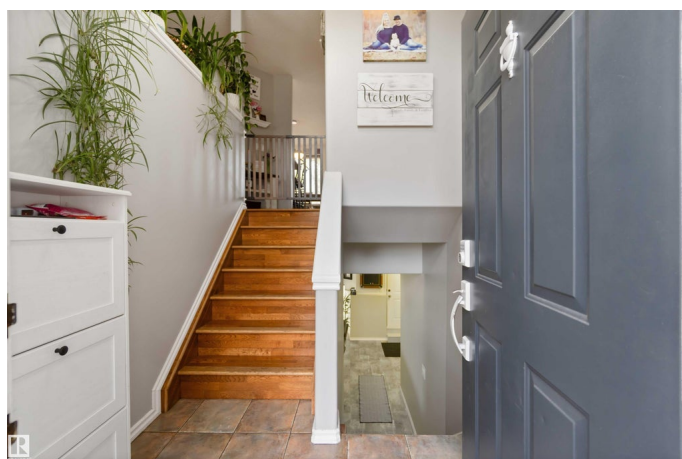
Lamont, Lamont, AB

Fully Developed Walkout Bi-Level on a Large Pie-Shaped Lot! This 3+1 bedroom walkout bi-level sits in a quiet cul-de-sac on a spacious pie-shaped lot and is move-in ready. The home features no carpet throughout—finished with tile, hardwood, and life-proof vinyl plank flooring. The main floor offers a bright living room and an open kitchen and dining area overlooking the backyard and deck. The primary bedroom includes a 3-piece ensuite and large closet, along with two additional bedrooms and a 4-piece main bath. The walkout basement is fully finished with a large rec room, 4-piece bathroom, laundry area, storage room, and a fourth bedroom. Outside, enjoy a huge fenced yard with RV gate access, perfect for parking or entertaining. Additional highlights include a heated double attached garage, plus recent upgrades such as shingles, hot water tank, and some appliances.

Built in 2002

Essential Information

MLS® #	E4461292
Price	\$424,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,173
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	5520 45 Street
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Amenities

Amenities	Air Conditioner, Deck, Walkout Basement
Parking	Double Garage Attached, Front/Rear Drive Access, Heated, Insulated, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 8th, 2025
Days on Market 11
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 October 18th, 2025 at 10:17pm MDT