

# \$447,600 - 54 Street & 58 Avenue, Lamont

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MLS® #E4428495

**\$447,600**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Lamont, Lamont, AB

11.19 Acre Development Opportunity. Zoned R1 (Single Family Detached); however the municipality has expressed interest in collaborating with a developer to change the zoning to allow retail and commercial or increasing the residential density allowable. Lamont located in central Alberta & located 60 kilometres east of Edmonton at the junction of Highway 15 and Highway 831; the cross roads of the Alberta Heartland and Elk Island National Park. Current population is over 1800 residents. Very competitively priced utilities with rail and highway access.



## Essential Information

MLS® #	E4428495
Price	\$447,600
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	54 Street & 58 Avenue
Area	Lamont
Subdivision	Lamont
City	Lamont

County ALBERTA  
Province AB  
Postal Code T0B 0G8

### **Exterior**

Exterior Features Subdividable Lot, See Remarks

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 3

Zoning Zone 62

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Listing information last updated on April 3rd, 2025 at 4:02pm MDT