

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

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. Municipal Property Tax Rebate Program This program allows for prospective developers to apply for a property tax rebate up to three-years, offering an incentive to developers to invest in Lamont.



### 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 | 19               |
| Zoning         | Zone 62          |

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Listing information last updated on April 19th, 2025 at 8:32pm MDT