

## \$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	20
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 April 20th, 2025 at 6:02am MDT