\$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 21

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 21st, 2025 at 6:32pm MDT