

## \$234,900 - 5019 49 Avenue, Lamont

MLS® #E4463702

**\$234,900**

4 Bedroom, 2.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Welcome Home! This well-maintained 1,200 sq ft bi-level features 4 bedrooms, 2 bathrooms, an attached garage, and a huge backyard. A spacious entry welcomes you to a bright main floor with an open kitchen offering ample cabinets and counter space. The dining area includes a built-in cabinet for storage and hosting, while the large living room provides plenty of space for family gatherings. Three bedrooms and a 4-pc bath complete the main level. The fully finished basement includes a feature brick fireplace, bar, and rec area—perfect for entertaining—plus a canning kitchen, laundry room, 4th bedroom, 3-pc bath, and sauna. Pride of ownership shines throughout! Enjoy abundant parking, including RV space. Conveniently located near amenities, hospital, restaurants, grocery stores, schools, playgrounds, and spray park—all within walking distance.

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463702  |
| Price          | \$234,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,202     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1974                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5019 49 Avenue |
| Area        | Lamont         |
| Subdivision | Lamont         |
| City        | Lamont         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 2R0        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Bar, Hot Water Natural Gas, R.V. Storage |
| Parking   | Single Garage Attached                   |

### Interior

|              |                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two, Wet Bar |
| Heating      | Forced Air-2, Natural Gas                                                                                                                    |
| Fireplace    | Yes                                                                                                                                          |
| Fireplaces   | Brick Facing                                                                                                                                 |
| Stories      | 2                                                                                                                                            |
| Has Basement | Yes                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Brick, See Remarks                                          |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Brick, See Remarks                                          |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

Date Listed            October 27th, 2025

Days on Market      8

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 November 4th, 2025 at 4:32am MST