

\$575,000 - 552075 Range Road 201, Rural Lamont County

MLS® #E4431056

\$575,000

4 Bedroom, 2.00 Bathroom, 988 sqft

Rural on 8.40 Acres

None, Rural Lamont County, AB

This 8.4-acre property offers privacy, mature trees, and plenty of space for your hobby farm. Located just 5 minutes west of Lamont and 20 minutes east of Fort Saskatchewan. **PRIVATE SETTING:** Fully fenced with a gated driveway for privacy. **4-BEDROOM, 2-BATHROOM HOME:** A 1975-built, 987 sq. ft. home with a 340 sq. ft. Entryway with a wood stove. **MODERN KITCHEN:** Large kitchen with an island and seating. **COZY LIVING ROOM:** Hardwood floors, a wood-burning fireplace. **UPSTAIRS:** Master bedroom, additional bedroom, full bathroom, and a laundry room. **BASEMENT:** Features a living room, two bedrooms, a full bathroom, and extra storage. **HEATING & COOLING:** High Efficiency Furnace & Central Air Conditioning for year round comfort. **WATER:** A 220 ft drilled well with 10 GPM output, plus a water softener and filtration system. **40X40 QUONSET:** Partially insulated shop. **BARN AND LIVESTOCK:** Includes a barn with a hay loft, cattle waterer, and animal shelters. **GOAT/CHICKEN COOP:** Insulated with secure fencing for your animals.

Built in 1975

Essential Information

MLS® #

E4431056



Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	8.40
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	552075 Range Road 201
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Amenities

Features	Air Conditioner, Fire Pit, Hot Water Electric, Workshop
----------	---------------------------------------------------------

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 16th, 2025
-------------	------------------

Days on Market 20

Zoning Zone 60

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 May 6th, 2025 at 7:32am MDT