

\$699,000 - 540076 Rg Rd 173, Rural Lamont County

MLS® #E4434590

\$699,000

4 Bedroom, 3.00 Bathroom, 2,632 sqft

Rural on 8.50 Acres

None, Rural Lamont County, AB

8.5 acres with an immaculate 2632 sq ft 4 bedroom two storey home and a double attached garage. The high efficiency furnace, hot water tank, and air conditioner are two years old, the shingles are approx 3 years old. The home is an open concept with most of the main floor being ceramic tile and hardwood, there is a built in bar, central vac and natural gas fireplace. There is a lot of cupboard space and walk-in pantry. The master bedroom has a 4 pc ensuite including a jacuzzi tub, the other 3 bedrooms all have desk. The laundry room is located on upper floor . The double car garage is wired, insulated, and heated. The exterior includes a concrete floor deck on 3 sides with 35 ft being a covered deck with screens. The outbldgs include a hip roof barn 30' x 40' fabric shop with 16' door, and older outbldgs. The yard is very nicely landscaped with many trees including saskatoon and raspberries. The acreage is 42 miles to Edmonton and overlooks a large pond. This property shows extremely well.

Built in 1999

Essential Information

MLS® # E4434590

Price \$699,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,632
Acres	8.50
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	540076 Rg Rd 173
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 3H0

Amenities

Features	Air Conditioner, Bar, Exterior Walls- 2"x6", See Remarks
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Lake View, Landscaped, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 3rd, 2025

Days on Market 68

Zoning Zone 60

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