

\$274,900 - 2 Duke Drive, Lamont

MLS® #E4434442

\$274,900

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

A Big Opportunity..... for this approximately 1230 sq ft 4 bedroom (3 up and 1 down) and 3 bath bungalow with a finished basement. Large country U shaped kitchen with an abundance of cabinets and drawers. Large featured dining area with a built in desk. Hardwood floors. Finished Basement with newly installed vinyl plank flooring and paint has a large family area, bedroom, bathroom, second kitchen and utility and laundry area. Double attached garage has a separate entrance to the basement. Attached to the garage is a covered two car port. Walking distance to K-12 schools, indoor and outdoor recreational facilities, an active modern hospital and a vibrant downtown area. Lamont is only 3 paved miles from the world renown Elk Island National Park with its many nature trails and wildlife. The Fort Saskatchewan/Scotford Heartland Corridor is only 15 minutes west on Highway 15. Lamont is also on a major highway route to the Fort McMurray/Conklin oil activity. Excellent Value.....

Built in 1974

Essential Information

MLS® # E4434442

Price \$274,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	2 Duke Drive
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Amenities

Amenities	Patio
Parking	Double Carport, Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Lamont
Middle Lamont
High Lamont

Additional Information

Date Listed May 4th, 2025
Days on Market 12
Zoning Zone 62

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