

## \$325,000 - 6 Princess Drive, Lamont

MLS® #E4431622

**\$325,000**

4 Bedroom, 1.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Get away from the bustle of the city. Nicely maintained and upgraded 1181 sq ft bungalow in the Town of Lamont. Three bedrooms on the main level, a 4 pc main bathroom & a 2 pc ensuite. Interior doors & trim have been updated & kitchen has newer countertops and good sized eating area. Laminate & vinyl plank flooring on the main. The basement has a large family room with pot lights, a 4th bedroom, utility room with cold storage under the stairs & newer hot water tank (2022). Nice landscaping & well graded around the house and yard, RV storage beside garage (fits 2 RV's) & heated, insulated oversized 25x26 garage with access off the back lane. All new vinyl windows throughout. Not much to do to make this your new home!! Only 30 minute drive to Fort Saskatchewan - great value in a small town with it's own hospital & amenities! Close to the park with kids playground, bike park, spray park & community building.

Built in 1977

### Essential Information

MLS® #	E4431622
Price	\$325,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6 Princess Drive
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Amenities	Closet Organizers, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lamont Elementary
Middle	Lamont Junior High

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	13
Zoning	Zone 62

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