

\$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 50

Zoning Zone 60

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Listing information last updated on June 21st, 2025 at 11:17pm MDT