

## \$419,900 - 532001 Rr 170, Rural Lamont County

MLS® #E4430956

**\$419,900**

2 Bedroom, 1.00 Bathroom, 1,235 sqft

Rural on 4.00 Acres

None, Rural Lamont County, AB

"UPGRADED CHARACTER HOME" 2 BR one bath and a main floor laundry. Some of the upgrades include a long lasting metal roofing, electrical panel and water lines, Hi efficiency furnace, new lament flooring, Paint, some windows, new window louvers, soffits fascia and eaves, newer treated back deck, some lighting, new gravel on front driveway and the oversized garage has new insulation and drywall. The well was just shocked and the water is good. Hi-way frontage with a service road just before Mundare and agricultural zoning located on a partially fenced 4.0 acres. Don't miss this affordable acreage.

Built in 1948

### Essential Information

MLS® #	E4430956
Price	\$419,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,235
Acres	4.00
Year Built	1948
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey



Status	Active
--------	--------

## Community Information

Address	532001 Rr 170
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 3H0

## Amenities

Features	Deck, Dugout Basement, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4

## Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, See Remarks

## Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter, Stone

## Additional Information

Date Listed	April 15th, 2025
Days on Market	1
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 April 16th, 2025 at 2:32pm MDT