

## \$109,900 - 5507 52 Avenue, Lamont

MLS® #E4430513

**\$109,900**

3 Bedroom, 1.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Exterior inspection only. Assumed to be a three bedroom bungalow. 1346 square foot is the registered size on the property tax report.

Built in 1950 but with additions and alterations.

From what can be seen on the exterior and through a couple of windows, the home is in very poor condition. Lot is 50 x 132 ft and is fenced. Double detached garage, garage door needs repair and maybe replacing.

Built in 1950

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430513               |
| Price          | \$109,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,354                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                |
|---------|----------------|
| Address | 5507 52 Avenue |
| Area    | Lamont         |



|             |         |
|-------------|---------|
| Subdivision | Lamont  |
| City        | Lamont  |
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T0B 0G0 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 62          |

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Listing information last updated on May 1st, 2025 at 7:47pm MDT