

## **\$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 36

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 June 8th, 2025 at 10:32am MDT