

## \$269,900 - Hwy 15 And Rr 175, Rural Lamont County

MLS® #E4453481

**\$269,900**

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Rural on 0.57 Acres

None, Rural Lamont County, AB

Discover the perfect blend of small-town living and big-city convenience in this well-maintained 1,250 sq. ft. bungalow, nestled on just over half an acre. This home has been lovingly cared for and offers both classic charm and modern updates. Inside, you'll find a spacious main floor featuring a bright living area, a gas stove in the kitchen, and updated vinyl plank flooring in key spaces. The home has had recent improvements including vinyl windows, HE furnace, and H2O tank ensuring comfort and efficiency. The fully finished basement provides plenty of additional living space, perfect for a family room, home office, or guest suite. Car enthusiasts and hobbyists will love the oversized (24x27) heated two-car garage offering year-round comfort (with enclosed breezeway to house). Outside, the expansive yard is dotted with mature fruit trees—ideal for enjoying summer evenings or cultivating your own garden oasis. Did I mention reverse osmosis in kitchen, water filtration (entire home), and hot tub stay?

Built in 1971

### Essential Information

MLS® # E4453481

Price \$269,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,250                  |
| Acres          | 0.57                   |
| Year Built     | 1971                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | Hwy 15 And Rr 175   |
| Area        | Rural Lamont County |
| Subdivision | None                |
| City        | Rural Lamont County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 3H0             |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Features       | Fire Pit, Parking-Extra, R.V. Storage, Vinyl Windows |
| Parking Spaces | 6                                                    |

### Interior

|              |                                    |
|--------------|------------------------------------|
| Heating      | Forced Air-2, Gravity, Natural Gas |
| Stories      | 2                                  |
| Has Basement | Yes                                |
| Basement     | Full, Finished                     |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood                                     |
| Exterior Features | Landscaped, Level Land, Partially Fenced |
| Construction      | Wood                                     |
| Foundation        | Concrete Perimeter                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 31                |

Zoning

Zone 60

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