

# **\$199,900 - 555049 Range Road 170, Rural Lamont County**

MLS® #E4437908

**\$199,900**

2 Bedroom, 1.00 Bathroom, 1,460 sqft

Rural on 10.00 Acres

None, Rural Lamont County, AB

Set on 10 acres of peaceful, usable land, this property offers incredible potential for those looking to create their dream rural escape. This 1.5-storey home features an open-concept layout that seamlessly connects the dining, living, and kitchen spaces—perfect for hosting guests or tackling weekly meal prep, with an abundance of counter and cabinetry space. The main floor includes a spacious primary bedroom, a 4-piece bathroom, and convenient laundry. Upstairs, you'll find a cozy loft-style second bedroom offering additional privacy and charm. The basement is an unfinished dugout, providing plenty of extra space for storage. Outside, enjoy the tranquility of your tree-lined yard and make use of the single detached garage with even more storage space. Located just minutes from Lamont and only 40 minutes to Fort Saskatchewan, this rural home offers the peace of country living with access to nearby amenities.

Built in 1950

## **Essential Information**

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Price \$199,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,460
Acres	10.00
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	555049 Range Road 170
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0V 0C0

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	69
Zoning	Zone 80

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