

\$289,900 - 4419 50 Street, Lamont

MLS® #E4462746

\$289,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

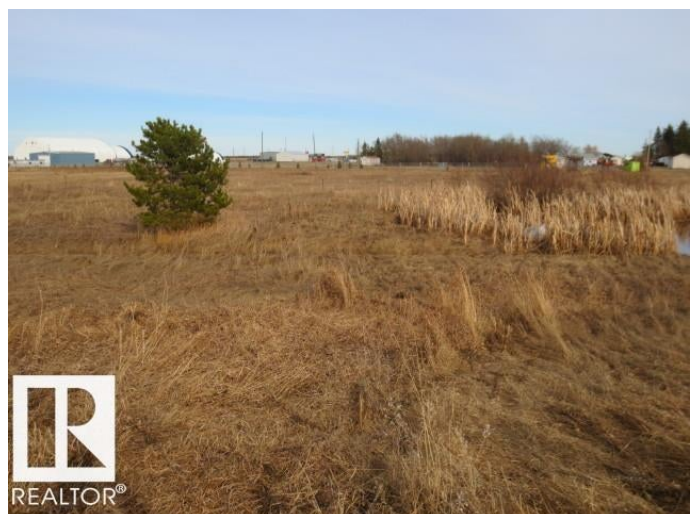
Lamont, Lamont, AB

An excellent opportunity awaits with this 8.11-acre parcel of level commercial/industrial land located in the Town of Lamont. Property offers electricity and natural gas at the lot line, with water and sewer connections nearby, making it ready for development. Ideally situated with easy access to Hwy 15 & 831, this prime location serves as a key route to Fort McMurray and Conklin's oil activity zones. Fort

Saskatchewan's "Redwater" Scotford Industrial Heartland is only 15 paved minutes west, while Elk Island National Park is known for its stunning natural beauty and wildlife is just 3 paved miles south. Edmonton lies approximately 35-40 minutes SW. Town of Lamont currently offers a 3-yr property tax hiatus on any new construction, adding significant value for investors and developers alike. With a thriving local economy, modern hospital, 12 schools, and indoor/outdoor recreation facilities, Lamont is a growing and vibrant community. A rare investment opportunity ideal for commercial & Industrial Development!

Essential Information

MLS® #	E4462746
Price	\$289,900



Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	4419 50 Street
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Additional Information

Date Listed	October 19th, 2025
Days on Market	3
Zoning	Zone 62

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 October 22nd, 2025 at 12:32am MDT