

## \$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 | 2                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 20th, 2025 at 10:32pm MDT