

**FOR SALE**

**\$447,600**



## 11 ACRES OF DEVELOPMENT LAND

54th Street & 58th Avenue, Lamont, Alberta

### Property Highlights

This 11.19-acre development opportunity is located within the town of Lamont, just a short 40-minute drive east of Edmonton along Highway 15.

The property is currently zoned as R1 - Single Family Detached, but the municipality has shown interest in collaborating with developers to change the zoning, potentially allowing for retail, commercial, or increased residential density.

Lamont, home to over 1,800 residents, is strategically positioned along the western High Load Corridor leading to the northeast oil sands and Fort McMurray. The local economy is primarily agricultural, and the town sits at the crossroads of the Alberta Industrial Heartland and Elk Island National Park.

By choosing Lamont for development, one can take advantage of competitively priced utilities, rail and highway access, a skilled labor force, and an adaptive approach to planning and development. Additionally, the Municipal Property Tax Rebate Program offers prospective developers the opportunity to apply for a property tax rebate of up to three years, providing an added incentive for investment in Lamont.

**± 11.19 Acres**  
SITE ACRES

**\$40,000/Acre**  
RATE

**\$447,600**  
SALE PRICE



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[Mortgage Calculator](#)

**RE/MAX**  
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# PROPERTY INFORMATION

Lamont Business Profile Lamont is located on the eastern border of Alberta's Industrial Heartland.

The Town of Lamont is a vibrant community of over 1,800 residents, located on the western High Load Corridor to the northeast. The local economy is mainly agricultural based, with a growing impact from local industry.

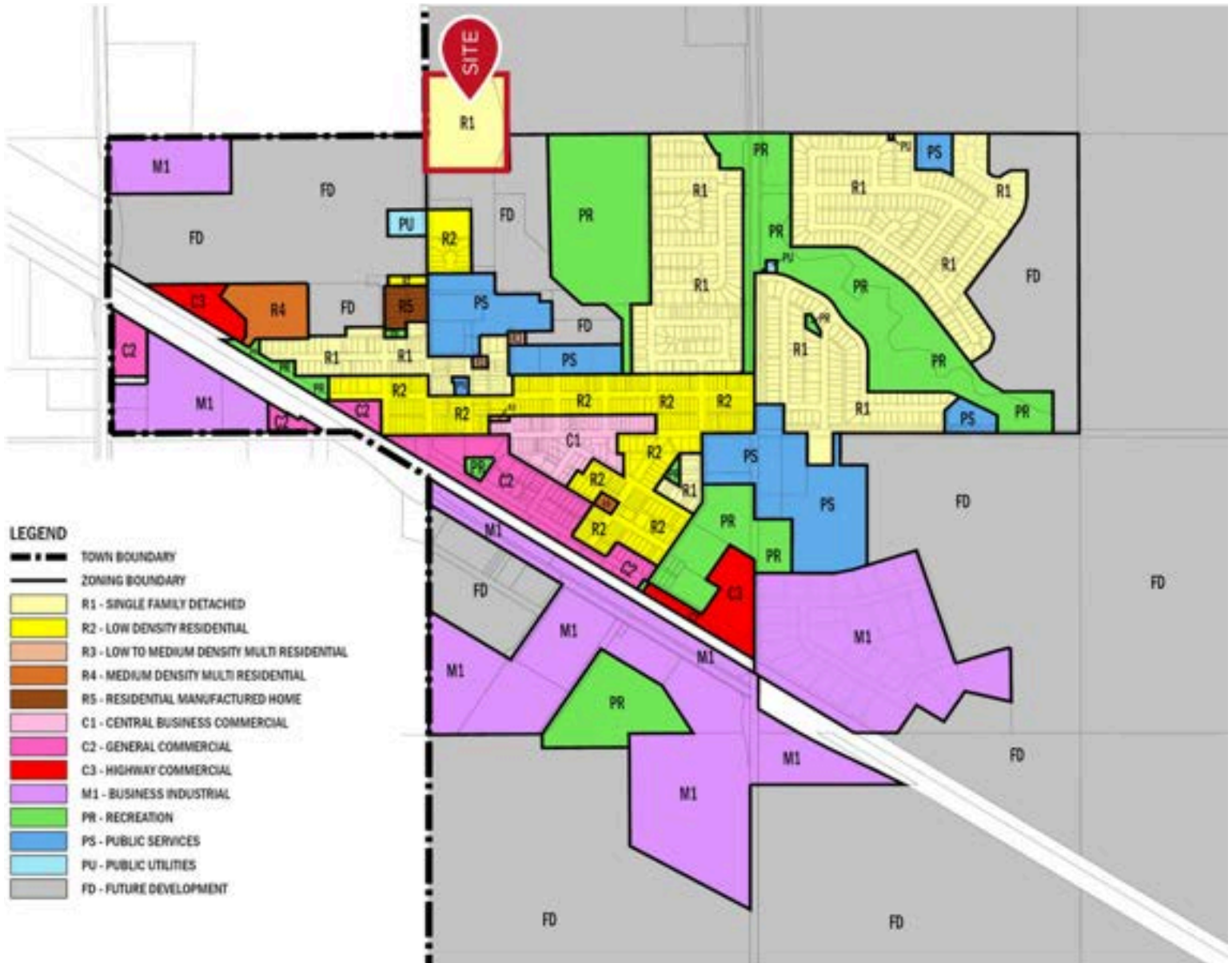
The Town is home to the County of Lamont administration and maintenance offices, and is home to one of two K - 12 schools in the county, as well as the regional health care clinic and hospital.

Easy access to Elk Island National Park, along with an extensive local park system, hockey and curling arenas, provide for abundant recreational opportunities.

<b>Address:</b>	54th Street & 58th Avenue, Lamont, Alberta
<b>Dimensions:</b>	± 258m long x 179m wide
<b>Property Taxes:</b>	\$1,800 (2024 actual)
<b>Lot size:</b>	± 11.19 Acres
<b>Zoning:</b>	Zoned R1 - Single Family Detached
<b>Price Per Acre:</b>	\$40,000/Acre
<b>Sale Price:</b>	\$447,600







# CONTACT:

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