

## \$769,900 - 6201 Hwy 831, Rural Lamont County

MLS® #E4430677

**\$769,900**

4 Bedroom, 2.50 Bathroom, 2,703 sqft

Rural on 5.76 Acres

None, Rural Lamont County, AB

This stunning 2703 st ft 2 story home situated on 5.76 is one of a kind and is Located within Lamont town limits. The substantially renovated home features 4 bedrooms, 2.5 bath, a double detached garage and a spa like greenhouse. The main floor of the home has 9 ft ceilings and hardwood flooring throughout. The kitchen will amaze with the miltiple islands, granite countertops, a country kitchen area with second sink, built in gas stove, oven and microwave. Move into the massive living room that is perfect for entertaining with space for a formal dining area as well as all your home entertainment set up requirements. Off the living room is a large den. Upstairs you will find 4 large bedrooms and the main 4pc bathroom. The Primary bedroom has 2 closets and a 3pc ensuite. The basement is unfinished but offers lots of space for storage. Off the front of the house is a 625 sq ft 4 season greenhouse/sunroom with in-floor heat, water taps for gardening and even includes a hot tub and deck. A truely must see home

Built in 1927

### Essential Information

MLS® # E4430677

Price \$769,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,703                  |
| Acres          | 5.76                   |
| Year Built     | 1927                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6201 Hwy 831        |
| Area        | Rural Lamont County |
| Subdivision | None                |
| City        | Rural Lamont County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 2R0             |

### Amenities

|          |   |
|----------|---|
| Features | Greenhouse, No Animal Home, No Smoking Home |
|----------|---|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Heating           | Baseboard, In Floor Heat System, Natural Gas |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood                  |
| Exterior Features | Flat Site, Landscaped |
| Construction      | Wood                  |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 71               |

## Zoning

## Zone 62

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