



## 5603 45 Street Lamont AB

\$399,500

Bright and Open design in this 1993 built bungalow. Original Oak package gives it a calming country feel. Generous Livingroom, plush carpets, central oak mantle gas fireplace, 2 side windows and sunny bay window. Kitchen is loaded with cabinets, corner pantry and central work island. Upgraded black sink, high-end S/S appliances including Gas Stove. Dining nook for a large family table and garden doors to outside deck. Full ensuite in Master bedroom, double closets and 2 kids bedrooms. New Furnace and Central AC in 2020. Shingles in 2014. Developed basement, Huge familyroom, 4th bedroom, Hobby room, full bath and generous laundry/storage area. Familyroom has water hook-up for future bar or 5th bedroom. Double garage is Handyman's dream, 220V power, welding station, heated with built-in shelving. Totally Cedar fenced backyard. Covered two-tiered deck, gas line for BBQ, and firepit for quiet evenings. Side gate open to allow space for RV or Trailers on 47'x20' gravel pad. Storage shed for your garden tools.

Listing Presented By:



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