

## \$1,000,000 - 4504 49 A St, Lamont

MLS® #E4325394

**\$1,000,000**

Bedroom, Bathroom, 1,993 sqft

Business with Property on 0.00 Acres

Lamont, Lamont, AB

Amazing Opportunity Awaits ! Located within the Town Limits of Lamont this 3 bedroom, 1 bathroom home with large deck and three season sunroom sits on 13.47 acres. But there is more! This property has been set up with a turn key campground with 75 sites . 71 Sites have Power, Sewer, Water , 4 with power only. 10 are winter lots. Coin operated laundry facilities , showers and vending machines on site and attached to the main property. Separate Office Building , several outbuildings ( some with power ) , Heated 27 x29 garage. New Septic system installed 5 years ago. There is also a separate RV storage lot on the site. Become your own boss and take full advantage of the influx of workers that will need sites while they work in the area for years to come.

Built in 1993

### Essential Information

MLS® #	E4325394
Price	\$1,000,000
Square Footage	1,993
Acres	0.00
Year Built	1993
Type	Business with Property
Sub-Type	Accommodation/Travel and Tourism
Style	Campground



**Community Information**

Address	4504 49 A St
Area	Lamont
Subdivision	Lamont
City	Lamont
Province	AB
Postal Code	T0B 2P0

**Amenities**

Amenities	Hot Tub, Outside Storage, Playground, Shower, Storage, Deck, Fire Pit, Gazebo, Hot Water Instant, Laundry-Coin-Op, Parking-Plug-Ins, R.V. Storage
Features	Fenced, Flat Site, Level Land, Fruit Trees/Shrubs, Highway Access, Picnic Area

**Interior**

# of Stories	1
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**Exterior**

Construction	Modular
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**Additional Information**

Date Listed	January 25th, 2023
Zoning	Recreation District

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Listing information last updated on May 18th, 2024 at 5:16pm MDT