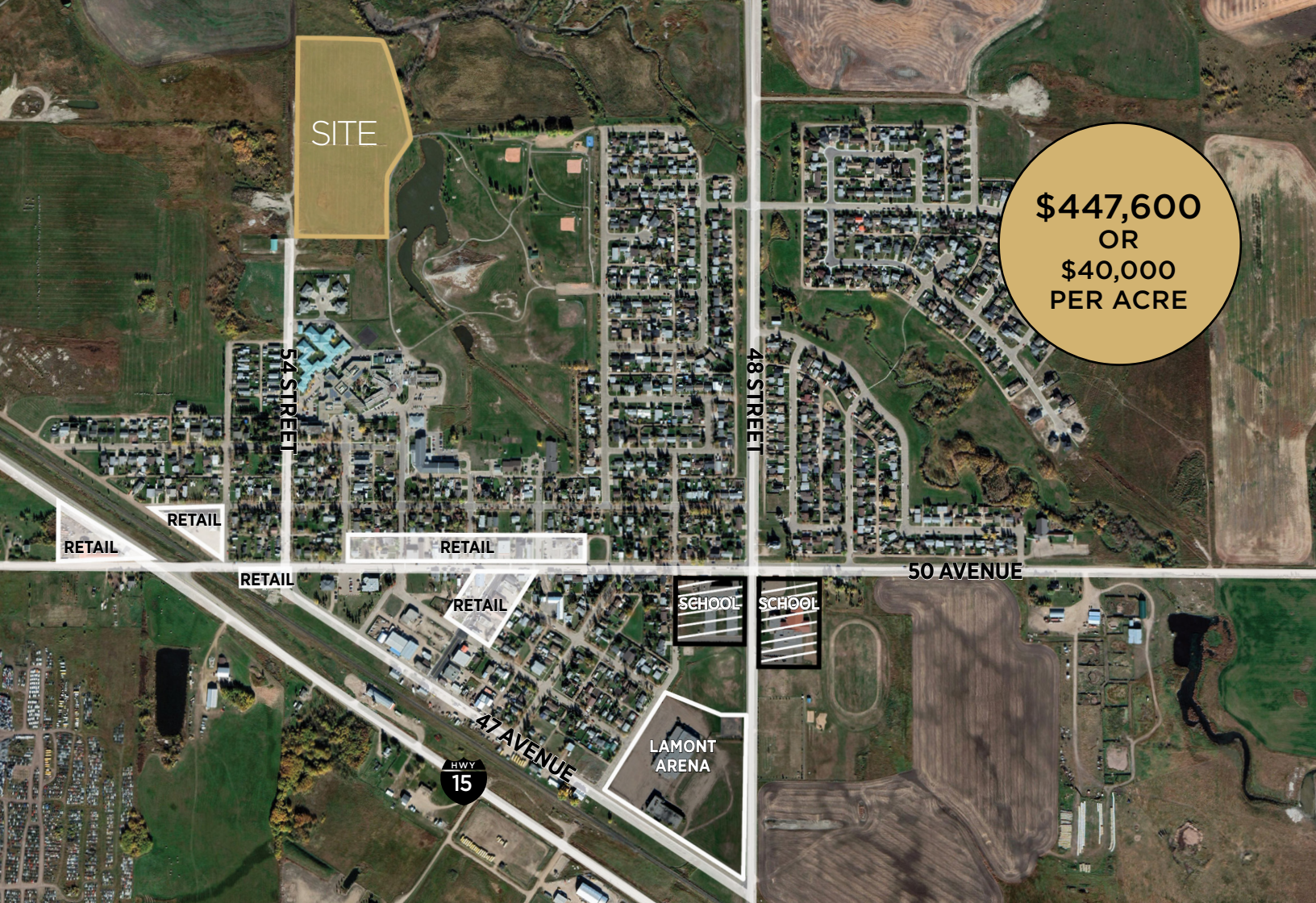




# 11 ACRES OF DEVELOPMENT LAND

54TH STREET & 58TH AVENUE | LAMONT, ALBERTA

- 11.19 acre development opportunity located within the Town of Lamont, just 40 minutes east of Edmonton along Highway 15
- Potential for an executive single-family estate lot overlooking the stormwater management pond. Ideal for a high-end residential build within a tranquil setting
- Currently zoned R1 - Single Family Detached. However, the municipality is open to working with developers to rezone the site for retail, commercial, or higher-density residential uses
- Lamont has a population of over 1,800 and is strategically located along the western High Load Corridor, providing direct access to the northeast oil sands region, including Fort McMurray. Lamont's local economy is primarily agriculture-based
- Ideally positioned at the intersection of the Alberta Industrial Heartland and Elk Island National Park, Lamont offers competitive utility rates, strong rail and highway connectivity, access to a skilled workforce, and a collaborative, development-friendly municipal approach

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HUGHES  
COMMERCIAL  
REALTY GROUP

# FOR SALE | LAMONT DEVELOPMENT LAND

## SITE SIZE

± 11.19 Acres

## DIMENSIONS

± 258m long x 179m wide

## LEGAL DESCRIPTION

Plan 1025582, Block K, Lot 15

## MUNICIPAL ADDRESS

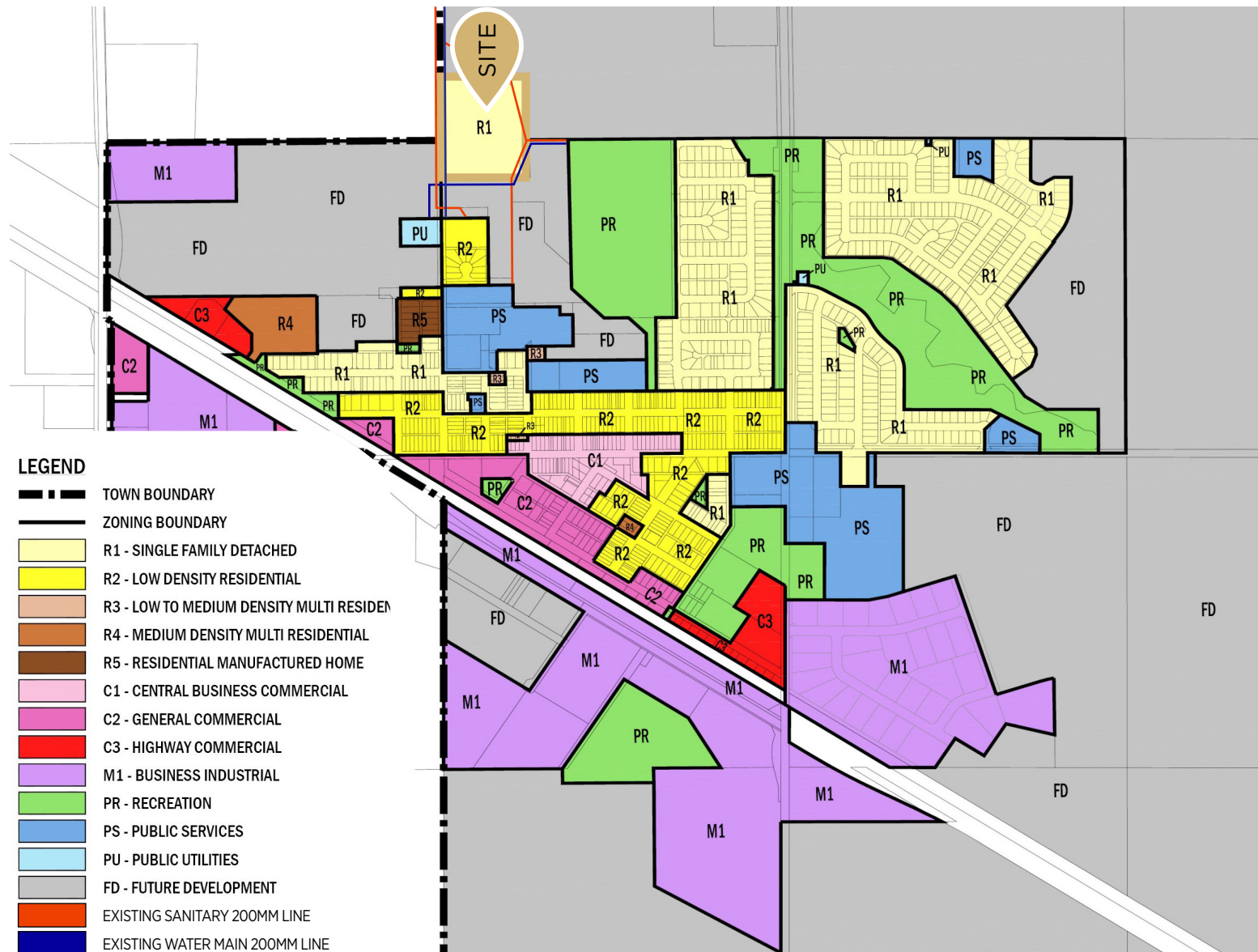
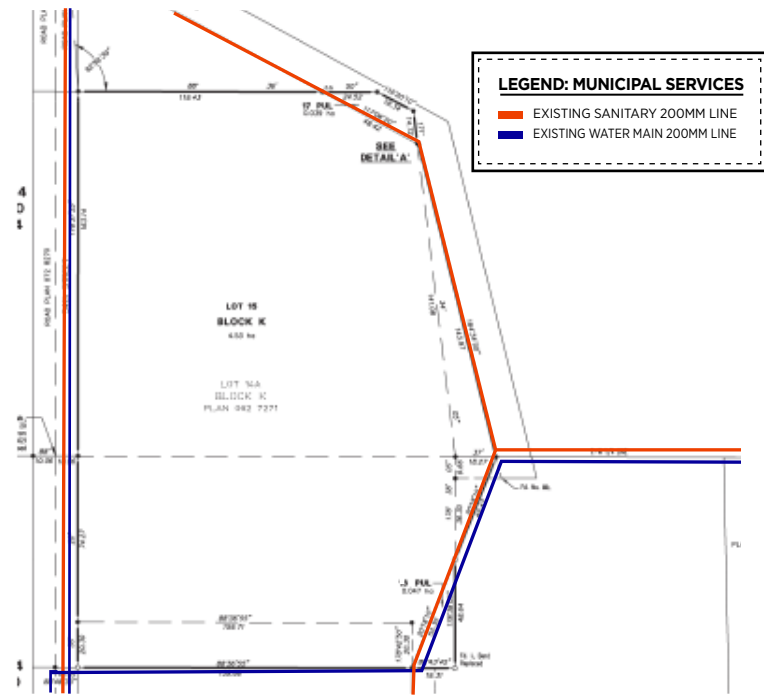
54th Street & 58th Avenue, Lamont, Alberta

## PROPERTY TAXES

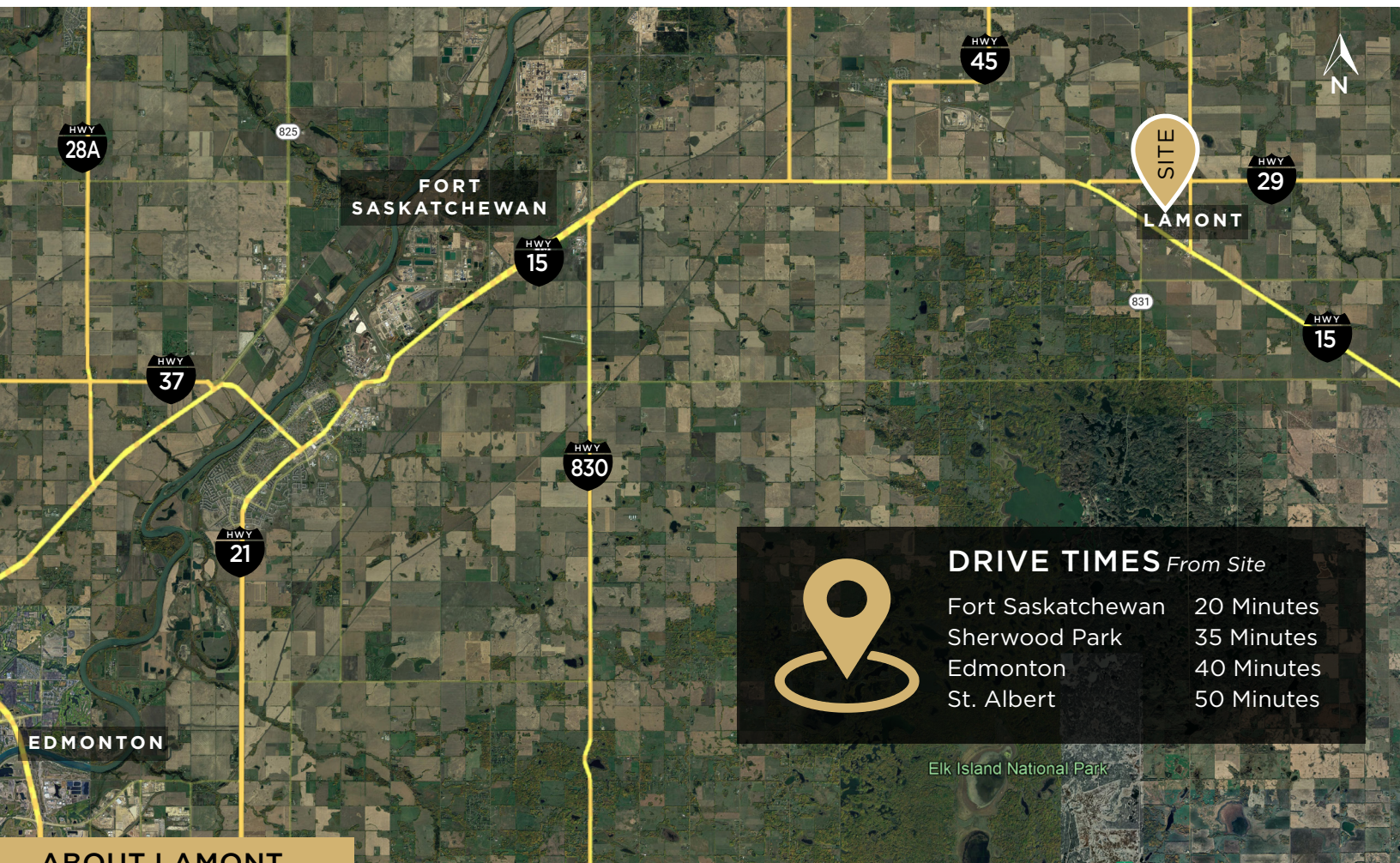
\$1,727.67 (2026)

## ZONING

R1- Single Family Detached ⓘ



# FOR SALE | LAMONT DEVELOPMENT LAND



## DRIVE TIMES *From Site*

|                   |            |
|-------------------|------------|
| Fort Saskatchewan | 20 Minutes |
| Sherwood Park     | 35 Minutes |
| Edmonton          | 40 Minutes |
| St. Albert        | 50 Minutes |

## ABOUT LAMONT

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 eastern 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.



**For up-to-date information visit: [www.lamont.ca/live/about-lamont](http://www.lamont.ca/live/about-lamont)**



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## CONTACT

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