

**Rural Lamont County**

191062 HWY 16

M: 4 R: 19 T: 53 S: 14 Q: SW

T0B 4J0

LP:**\$574,900****SP:****ACTIVE**

List ID#: E4501094
Type: Detached Single Family
Style: Raised Bungalow
Year Built: 1956
Full Baths: 2
Half Baths: 0
Tot A.G. SqFt: 871.13

Sold Date:
Nearest Town: Lamont
Total Acreage: 10.010
Bdrms Above: 2 **Bdrms Total:** 2
Basement: Full
Basement Partly Finished
Tot A.G. SqM: 80.93

Welcome to the cutest and coziest 10-acre horse property you'll find! Beautifully set up for both horses & their owners, this warm & inviting acreage is perfectly designed. The renovated main floor features a charming kitchen with SS appliances & plenty cupboard space, a spacious living rm with picturesque views of the mature tree-lined driveway & yard, two bedrms a renovated 4-piece bathrm & a laundry rm. The basement offers a cozy family rm, flex space, den, 3-piece bathrm & plenty of storage. Outside the animals and people alike will love the large deck & stone patio with fire pit, an impressive 62' x 33' barn with three 10x10 stalls, a huge heated tack rm, hay loft, storage rm, water closet & 1/2 the building having spray foam insulation. The yard includes multiple pens with electric braid fencing, shelters, RV plug-in, solar-powered entrance gates & raised garden beds. Major upgrades include weeping tile (2022), furnace, hot water tank & central A/C (2023), washer, dryer & dishwasher (2023/24).

Directions:**Virtual Tour:** URL-Virtual Tour**Brochure:**

Full Baths:	2	Level	Mtr2	SqFt
Half Baths:	0	Main:		
Total Baths	2.0	Upper:		
Finished Lvl:	1	Abv Grd:		
Fireplace:	No	Lower:		
Parking:	No Garage	Blw Grd:		
		Total A.G.:	80.93	871.13
Living Rm:	5.55x3.47	M	Flex Space	B
Dining Rm:			Storage Room	B
Kitchen:	4.88x2.43	M		
Family Rm:		B		
Den:		B		
Bonus Rm:				
		Primary	3.51x3.09	M
		Bedroom 2:	3.02x2.46	M
		Bedroom 3:		
		Bedroom 4:		
		Laundry Room	1.98x1.58	M

Flooring: Ceramic Tile, Hardwood**Construction:** Wood Frame**Roof:****Exterior:** Stucco**Foundation:****Heat Type:** Forced Air-1**Heat Source:** Natural Gas**Site Influen:** Cross Fenced, Fenced, Landscaped, See Remarks**Features:** Air Conditioner, Deck, Fire Pit, Vinyl Windows, See Remarks**Goods Incl:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings**Goods****Restrictions:** None Known**Warranty:****Heat Paid** Paid For**Power:** Paid For**Water****Swr/Septic:** Holding Tank**Out****Condo Name:****Condo Fee****Condo Fee:****Condo Fee****Schedule:****Frontage (M):****Depth (M):****Road Access:** Paved**Conform:****Taxes:** \$3,157.97**Conform****Tax Year:** 2026**Lot Dimen:****Lot Shape:** Irregular**Land Use:****Front Expos:**

191062 HWY 16

M 4 R 19 T53 S 14 Q SW

ACTIVE

\$574,900 (LP)



Area/City Rural Lamont County
Community None
Postal Code T0B 4J0 **Zone** 60
Building Type Detached Single Family
Style Raised Bungalow
Plan/Blk/Lot 2222259 / 1 / 1
Unit/UF /
Linc # 0039310990
Title to Land Fee Simple **Zoning**
Property Class Country Residential

List Date 7/27/2026 **E4501094**
Pending Until
Time Clse/Hrs /
Tax Amt/Yr \$3,157.97 / 2026
Year Built/Eff Yr 1956 /
Baths/Ensuites 2.0 / 0
Beds/Beds Ab. 2 / 2 **Add'l Rms** 0
Prop. Condition
Nearest Town Lamont
Agri T. Ac. 10.010



Seller will be home at the time of showing. Must confirm appointment. Gates to access will be opened by seller at time of arrival. Year of home to be confirmed.

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Directions**Distance To Town:**

Living Room	5.55x3.47	M	Bedroom 3		Bath#	Lvl	#Pcs	Ens	Level	m2	SqFt
Dining Room			Bedroom 4		1	M	4	No	Main Level		
Kitchen	4.88x2.43	M	Laundry Room	1.98x1.58	2	B	3	No	Upper		
Family Room		B	Flex Space		3				Above Grade		
Den		B	Storage Room		4				Lower Level		
Bonus Room					5				Below Grade		
Primary Bedroom	3.51x3.09	M			6				Total A.G.	80.93	871.13
Bedroom 2	3.02x2.46	M			7				Finished Lvl	1	

Heat Source Natural Gas **Heat Type** Forced Air-1
Roof Asphalt Shingles
Foundation Concrete **Construction** Wood Frame
Exterior Stucco
Flooring Ceramic Tile, Hardwood
Features Air Conditioner, Deck, Fire Pit, Vinyl Windows, See Remarks

Basement Full / Partly Finished
Sep Ent 2nd Suite No **Permit**
Garden Ste **Permit**
Garage Ste **Permit**
Front Exp. **F x D (m)** x
Lot Shape Irregular
Fireplace No
F/P Fuel
F/P Type

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl

Site Features Cross Fenced, Fenced, Landscaped, See Remarks

HOA Fee /
Fee Incl
Condo Nm
Condo Fee /
Fee Incl

Parking **Tota Encl.** No Garage

Rd Access Paved

Restrictions None Known

URL-Virtual Tour

Major Use	Acres Free	Ac Lse	Env Assessmt	Assess Type	Out Building(s)
Heat Desc	Paid For		Sewer/Septic	Holding Tank	
Phone	Paid		Power Service	Paid For	
Water Desc	Paid For		Water Supply	Cistern	

Reg Wtr Rights

Seller Name Donna Belanger **Appointment** Must Confirm Appointment **Appt Name** Heidi
List Agent 1 Heidi Gillespie - Ph: 780-718-7502 **Appt Ph#** 780-718-7502
Agent Email heidigillespie55@gmail.com **Occupancy** Seller
List Office 1 Royal LePage Prestige Realty - Off#: 780-464-7240 **Ownership** Private
List Agent 2 **Possession** **Days** 60 **Notes** neg
List Office 2 **Input Date** 7/28/2026 8:26 PM **Expiry Date** 11/30/2026 **DOM** 2
Co-Op Comm 3.5 on the first \$100,000. & 1.5% on the balance **SRR** No **Exclusion** No **Excl. Expiry** **CDOM** 2

Terms of Cond **Buyer Agent 1**
Sold Date **Buyer Office 1**
Sold Price **Buyer Agent 2**
Completion **Buyer Office 2**

07/28/2026

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0