# \$472,500 - 5611 45 Street, Smoky Lake Town

MLS® #E4448348

#### \$472,500

3 Bedroom, 2.00 Bathroom, 1,398 sqft Single Family on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Pre-selling this gorgeous bungalow in Kolocreeka Place in Smoky Lake. This 1398 sf home with double attached garage comes complete with a large deck. Now is the time to buy and pick your colours and configurations. This plan offers 3 large bedrooms on the main floor as well as a modern kitchen, dining room and living room, all with a gorgeous view on the backyard and direct access to the huge deck. you'll love the 8' doors throughout. The master bedroom also has direct access to the deck and boasts a large ensuite and a walk-in closet. Another full bath completes this level. The home will be equipped with a bright, full basement, which will be framed and insulated, and also plumbed for an additional bathroom. Latest commodities include hot water on demand, high efficiency gas fireplace and air-exchanger. Act soon and live in the best the region has to offer such as clean air and tons of outdoor activities, walk-in distance to the new K-12 school, hospital, arena and parks.

Built in 2025

#### **Essential Information**

MLS® # E4448348 Price \$472,500

Bedrooms 3





Bathrooms 2.00 Full Baths 2

Square Footage 1,398 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 5611 45 Street

Area Smoky Lake Town
Subdivision Smoky Lake Town
City Smoky Lake Town

County ALBERTA

Province AB

Postal Code T0A 3C0

### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck,

Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows,

Natural Gas BBQ Hookup

Parking Parking Pad Cement/Paved

### Interior

Interior Features ensuite bathroom
Appliances Garage Control

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Environmental Reserve

Roof Asphalt Shingles

Construction Wood, Vinyl

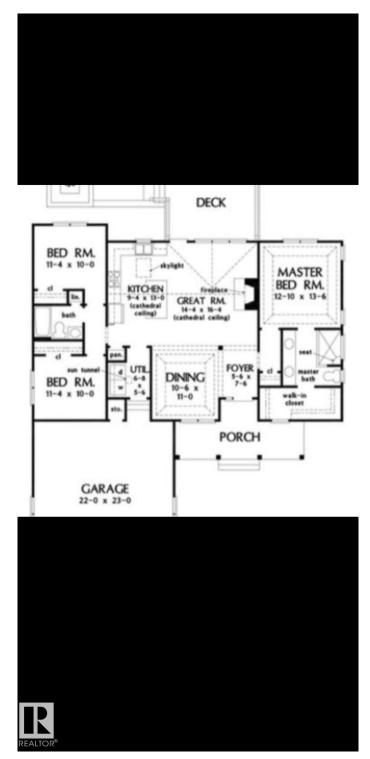
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 17th, 2025

Days on Market 115

Zoning Zone 60



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