

\$365,500 - 5609 45 Street, Smoky Lake Town

MLS® #E4446665

\$365,500

3 Bedroom, 2.00 Bathroom, 1,453 sqft
Single Family on 0.00 Acres

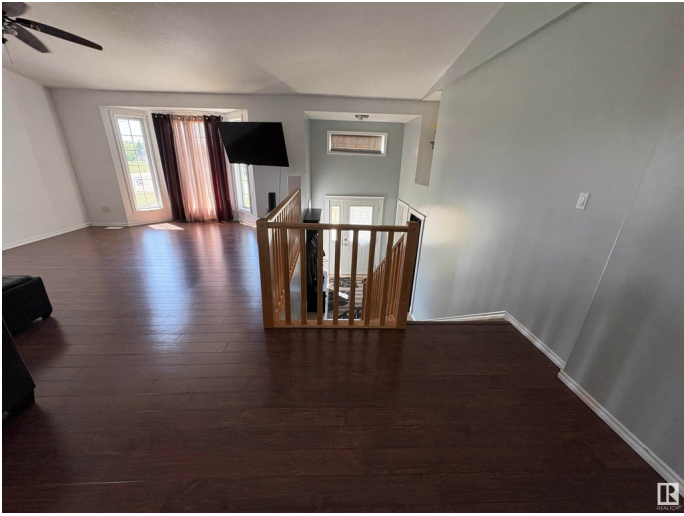
Smoky Lake Town, Smoky Lake Town, AB

Beautiful bi-level home. 3 beds and 2x4-piece bathrooms in sought after "Kolocreeka" in Smoky Lake. This west facing house is ideally situated within walking distance of the hospital and the school, water park, hockey arena, etc. The spacious layout boasts an open-concept kitchen-dining room which leads onto the rear deck. a large living room is just what you need for entertaining and hosting those big family gatherings. The primary bedroom is huge and has an equally huge ensuite bathroom with a soaker tub and free standing shower. The garage has access directly into the house. The house has had only one owner. Smoky Lake has lots to offer and is a great town to raise children and/or retire. This is country living at it's best!

Built in 2007

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4446665 |
| Price | \$365,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,453 |
| Acres | 0.00 |
| Year Built | 2007 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5609 45 Street |
| Area | Smoky Lake Town |
| Subdivision | Smoky Lake Town |
| City | Smoky Lake Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 3C0 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Deck, No Animal Home, Vaulted Ceiling, Vinyl Windows |
| Parking | 2 Outdoor Stalls, Double Garage Attached, Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------|
| Elementary | H A Kostash |
| Middle | H A Kostash |
| High | H a Kostash |

Additional Information

Date Listed July 8th, 2025
Days on Market 23
Zoning Zone 60

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