

\$465,000 - 5611 45 Street, Smoky Lake Town

MLS® #E4430775

\$465,000

3 Bedroom, 2.00 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

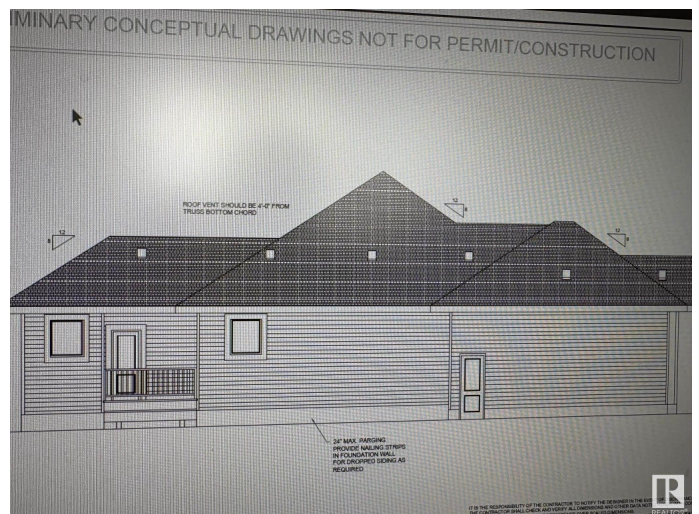
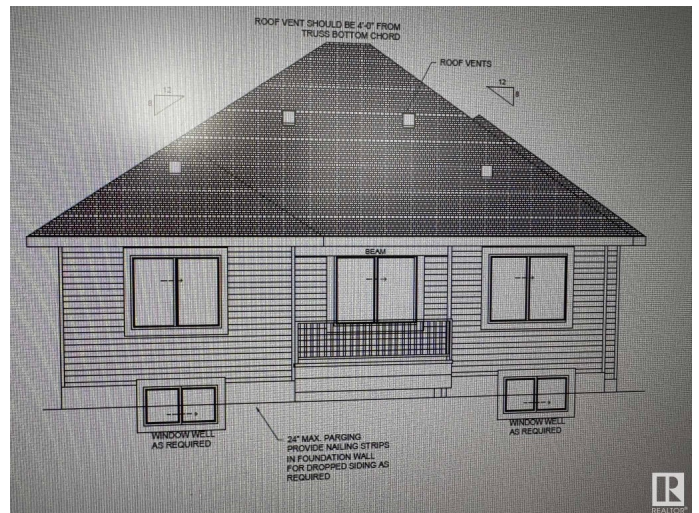
Pre-selling this gorgeous bungalow in Kolocreeka Place in Smoky Lake. This 1409 sf home comes complete with attached double garage and large deck facing the trees. Now is the time to buy and pick your colours and configurations. This plan offers 3 large bedrooms on the main floor as well as bright and spacious living room, kitchen with adjacent mudroom, and dining room with 9' ceiling and 8' doors throughout. The master bedroom has direct access to the deck and boasts a large ensuite and two walk-in closets. 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. The garage will be insulated and drywalled. 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® # E4430775

Price \$465,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,409 |
| 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 | Double Garage Attached |

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 | April 14th, 2025 |
| Days on Market | 77 |
| Zoning | Zone 60 |

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Listing information last updated on June 30th, 2025 at 5:32pm MDT