

## \$269,900 - 4413 53a Avenue, Smoky Lake Town

MLS® #E4431958

**\$269,900**

4 Bedroom, 2.50 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Great looking side-split with double attached garage on a large lot near all services in the quaint town of Smoky Lake. This beautiful home has so much to offer to its new occupants; the bright kitchen with adjacent dinette is functional and opens up to the large sunken living room with direct access to the sunny backyard. This living room features a fireplace and wet bar. The formal dining room, with access to a patio area, flows directly into a spacious front living room with picture window. This level also boasts one bedroom and a full bath. On the second level is located the gorgeous master bedroom with its walk-in closet, 2-piece ensuite and private south-facing balcony. 2 more generous size bedrooms and a full bath complete this floor. The basement has a high ceiling and includes a laundry room, loads of storage and a huge area which may be finished as a dream games-family room. The large and tall attached garage is fully finished and insulated. All this on a just under 8,000 sf lot. A must-see!!

Built in 1976

### Essential Information

MLS® # E4431958

Price \$269,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,056
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	4413 53a Avenue
Area	Smoky Lake Town
Subdivision	Smoky Lake Town
City	Smoky Lake Town
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### Amenities

Amenities	Bar, Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Paved Lane, Private Setting

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 21st, 2025
Days on Market	11
Zoning	Zone 60

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Listing information last updated on May 2nd, 2025 at 2:32pm MDT