# \$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!



#### **Essential Information**

MLS® # E4446665 Price \$365,500

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Year Built

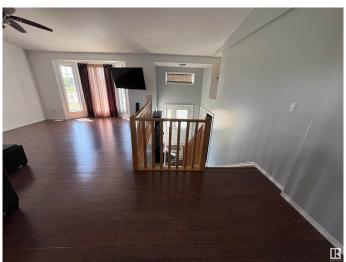
Square Footage 1,453

Acres 0.00

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 120

Zoning Zone 60

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