

\$199,900 - 38 Wheatland Avenue, Smoky Lake Town

MLS® #E4462653

\$199,900

3 Bedroom, 1.50 Bathroom, 1,528 sqft
Single Family on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Here is your chance to live your dream.. Perfect property for a small business such as a cafe, resto, bring your ideas. And live right behind your workplace in a nicely appointed 2 + 1 bedroom smack in the middle of downtown Smoky Lake. The front of the property boasts a wide-open concept with bar and lots of seating, you'll love how cozy and warm the room is, a cute bathroom is there for your potential customers. The owner's quarters offers a functional kitchen, a large living room with patio door to the rear covered porch, backyard and single garage. 2 good size bedrooms and full bath complete this floor. Downstair you'll find another bedroom, tons of storage space, laundry and utilities. Best location in town, busiest street, located between well-established businesses. You won't find a better opportunity.

Built in 1935

Essential Information

MLS® #	E4462653
Price	\$199,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,528



Acres	0.00
Year Built	1935
Type	Single Family
Sub-Type	Detached Single Family
Style	Back Split
Status	Active

Community Information

Address	38 Wheatland Avenue
Area	Smoky Lake Town
Subdivision	Smoky Lake Town
City	Smoky Lake Town
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

Interior

Appliances	Dryer, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Commercial, Flat Site, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	4
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 11:17am MDT