

## \$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

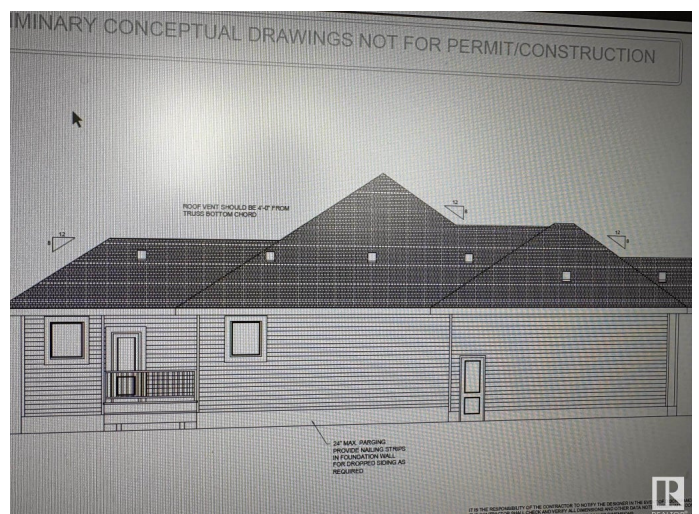
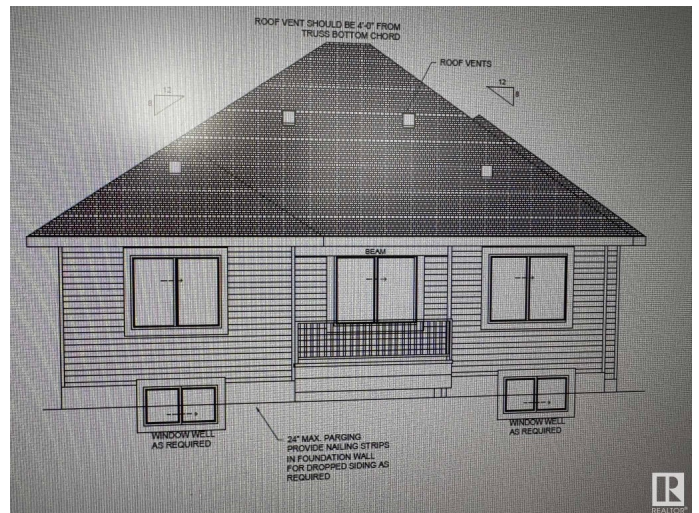
Pre-selling this gorgeous bungalow in Kolocreeka Place in Smoky Lake. This 1409 sf home comes complete with attached double garage and large deck facing the trees. Now is the time to buy and pick your colours and configurations. This plan offers 3 large bedrooms on the main floor as well as bright and 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	63
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 June 16th, 2025 at 10:02am MDT