

# \$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

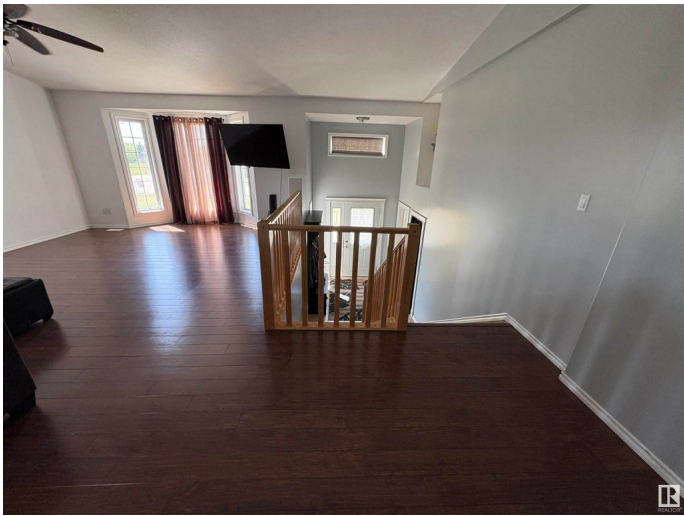
Smoky Lake Town, Smoky Lake Town, AB

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!

Built in 2007

## Essential Information

MLS® #	E4446665
Price	\$365,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.00
Year Built	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        19  
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 July 27th, 2025 at 1:47am MDT