

\$472,500 - 5611 45 Street, Smoky Lake Town

MLS® #E4448348

\$472,500

3 Bedroom, 2.00 Bathroom, 1,398 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 1398 sf home with double attached garage comes complete with a large deck. 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 a modern kitchen, dining room and living room, all with a gorgeous view on the backyard and direct access to the huge deck. you'll love the 8' doors throughout. The master bedroom also has direct access to the deck and boasts a large ensuite and a walk-in closet. 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. 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® # E4448348

Price \$472,500

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,398
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	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

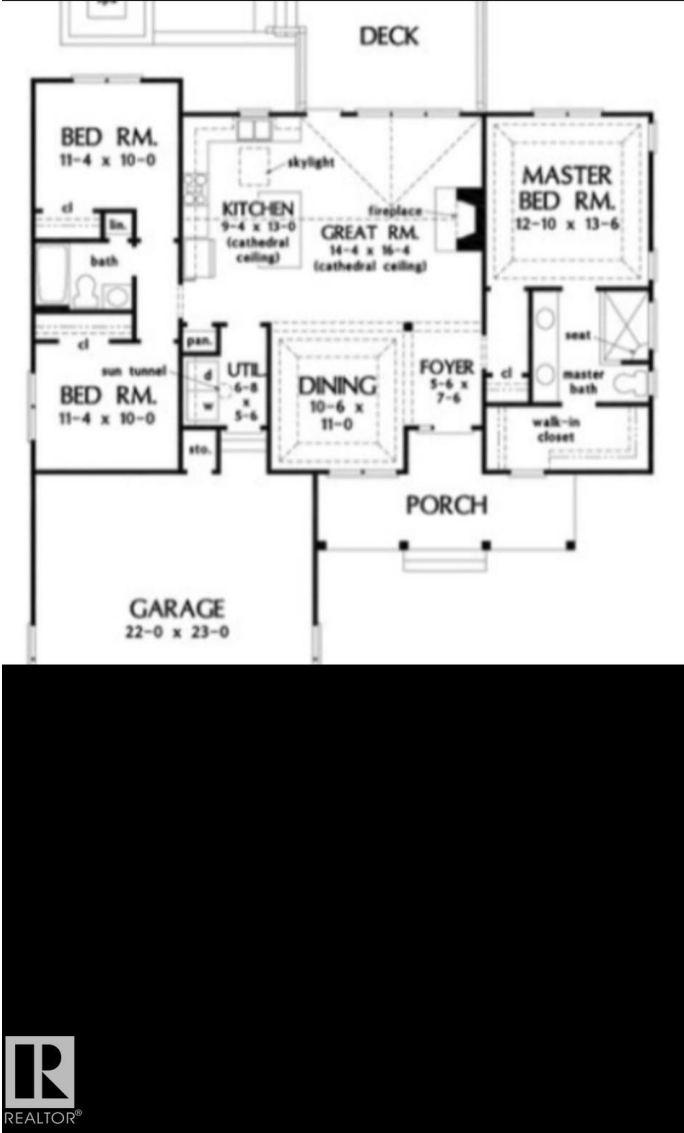
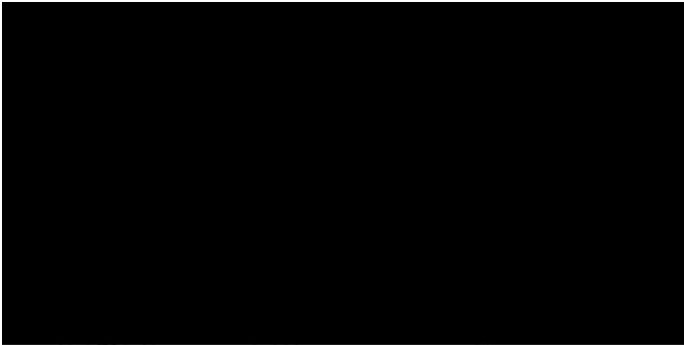
Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 17th, 2025
Days on Market 106
Zoning Zone 60



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