

## \$475,000 - 5607 45 Street, Smoky Lake Town

MLS® #E4430778

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,410 sqft  
Single Family on 0.00 Acres

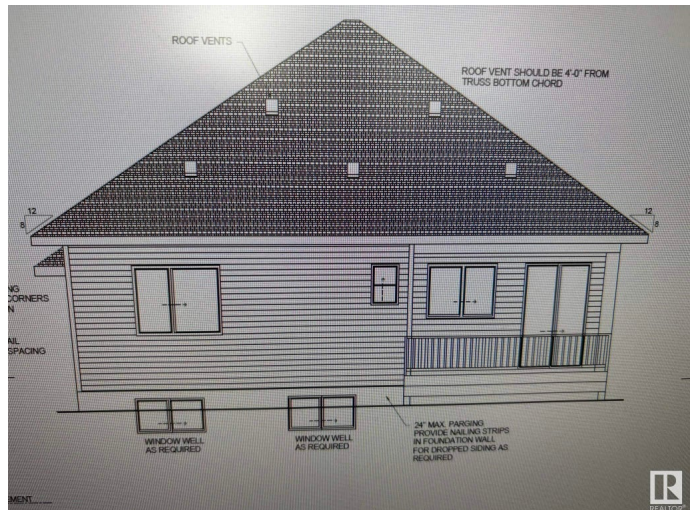
Smoky Lake Town, Smoky Lake Town, AB

Pre-selling this gorgeous bungalow in Kolocreeka Place in Smoky Lake. This 1410 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 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® #	E4430778
Price	\$475,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5607 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                22

Zoning                            Zone 60

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Listing information last updated on May 5th, 2025 at 11:17pm MDT