

Courtesy Of Erin Mulkay Of Sable Realty

# \$482,000 - 4504 56 Ave, Smoky Lake Town

MLS® #E4455115

**\$482,000**

3 Bedroom, 2.00 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

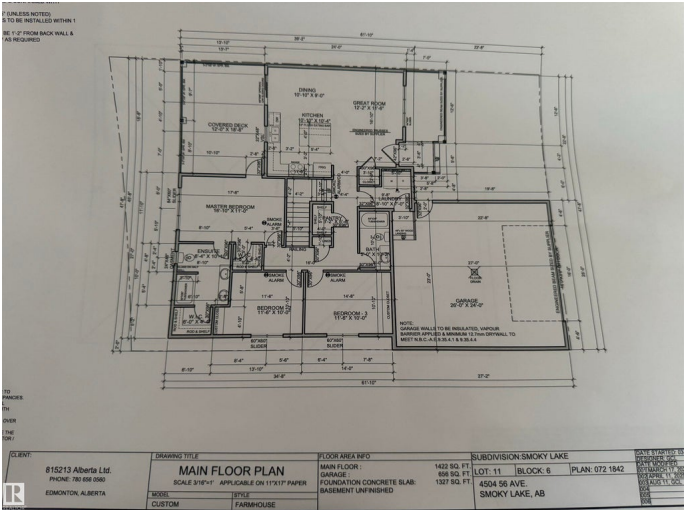
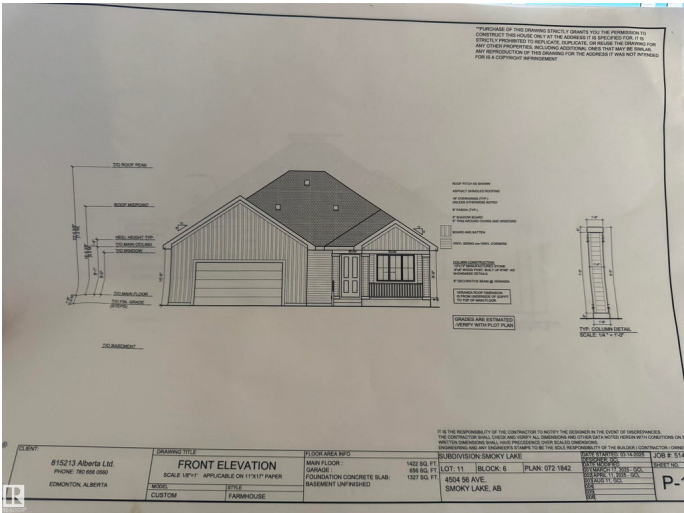
Smoky Lake Town, Smoky Lake Town, AB

Build your custom dream home today! This is your opportunity to own a brand new home in Smoky Lake! (Photos are of a similar property built by the same builder.) Planned to be 1,420 sq. ft., this home will feature 3 bedrooms, 2 bathrooms, and an oversized double garage. The main floor is designed with an open concept layout, including a beautiful kitchen, bright living room, and dining area. The primary bedroom comes complete with a private ensuite. The basement will include a high-efficiency furnace and can be developed to suit your needs. The property backs onto a greenbelt with a creek running through, offering a peaceful natural setting. This is the perfect chance to own a brand new build with quality craftsmanship in a welcoming community!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455115  |
| Price          | \$482,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,421     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4504 56 Ave     |
| Area        | Smoky Lake Town |
| Subdivision | Smoky Lake Town |
| City        | Smoky Lake Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0A 3C0         |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Deck                   |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl, See Remarks                                 |
| Exterior Features | Backs Onto Park/Trees, Creek, Flat Site, Level Land, See Remarks |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Stucco, Vinyl, See Remarks                                 |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 60           |

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Listing information last updated on September 27th, 2025 at 10:32am MDT