

## \$449,900 - 5608 46 Street, Smoky Lake Town

MLS® #E4414455

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Brand new home on the greenbelt in Smoky Lake. This 1409 sf. bungalow with double attached garage will soon be ready for its new owners. This home is being built with quality in mind, you'll love the feeling of grandeur as you enter the front foyer and proceed to the spacious great room, the adjacent kitchen is a chef's dream and has direct access to the large deck facing the greenbelt. The bright master bedroom features a walking closet and superb ensuite. Tons of room on the main floor with 2 more bedrooms and another full bath. Bringing in your groceries is a breeze from the large two-car garage and via the mud room / laundry room and directly into the kitchen. The garage is equipped with two single overhead doors with remote openers. The basement is huge, is already framed and insulated, and boasts a high efficiency furnace, air handling unit and hot water on demand system. Truly a great opportunity to live in a quiet and gorgeous area near school, sports complex, parks and hospital. A must-see!

Built in 2024

### Essential Information

MLS® #	E4414455
Price	\$449,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5608 46 Street
Area	Smoky Lake Town
Subdivision	Smoky Lake Town
City	Smoky Lake Town
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed November 22nd, 2024

Days on Market 148

Zoning Zone 60

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