

**\$359,900 - 4405 53a Avenue, Smoky Lake Town**

MLS® #E4445553

**\$359,900**

6 Bedroom, 2.50 Bathroom, 1,184 sqft  
Single Family on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Make Smoky Lake home in this spacious 6 bedroom house with over 2200 sq. ft of living space and numerous upgrades. Home owners have recently replaced the roof (2022)as well as replaced the furnace, added a tankless water heater and air conditioning in 2024. The main level hosts a large master bedroom with a 2 piece en-suite, 2 additional bedrooms, full bathroom, living area with large window providing tons of natural light and a newly developed kitchen and dining space. The basement includes a large living/entertainment area, 3 bedrooms and new washer and dryer. Go outside and the massive infinity deck and large yard is perfect for entertaining in any season. The double detached garage is insulated and heated. The yard is fully fenced with new chain link (2025) on three sides and wood fencing (2014)on the remaining side. This home has been loved by it's current owners and is ready for you to love it just as much.

Built in 1977

**Essential Information**

MLS® #	E4445553
Price	\$359,900
Bedrooms	6
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4405 53a Avenue
Area	Smoky Lake Town
Subdivision	Smoky Lake Town
City	Smoky Lake Town
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools
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 3rd, 2025  
Days on Market                12  
Zoning                              Zone 60

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