



## 5405 46 Street Smoky Lake Town AB

\$265,000

Welcome to this beautiful 4-level split home, offering a bright, open-concept main floor ideal for modern living. Sun-drenched living/dining room invites relaxation, while the kitchen, c/w center island eat-up bar, S/S appliances, & ample storage & counterspace, is a cook's delight. Convenient mudroom with lots of storage, leads to a deck & yard, perfect for outdoor entertaining. Upstairs, the primary bedroom features a spacious layout & a private 4-pc ensuite bath. Two addtl bedrooms & a 4-pc bath complement the space. The third level offers a cozy family room, two more bedrooms & 3-pc bath, making it ideal for guests or family seeking extra privacy. Fourth level includes the new laundry room, rec room and extra storage. Outside, enjoy a large fenced yard with firepit, sandpit & dog run, & insulated/heated single detached garage w/shed. Conveniently located within walking distance of local school, hospital, dentist, park, shopping, combining comfort, convenience, and charm in one exceptional package.

Listing Presented By:



Originally Listed by:  
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