

## **\$129,900 - 185 White Earth Street, Smoky Lake Town**

MLS® #E4444049

**\$129,900**

2 Bedroom, 2.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Rare opportunity to own the ultimate location for a business downtown Smoky Lake. This facility is located at the busiest corner in the downtown core and offers a large office / business area as well as roomy living quarters at the back. The living area includes 2 large bedrooms, a bright kitchen and modern living room with direct access to a 3-season sunroom as well as a full bathroom. The basement offers tons of room for storage, a half bath and additional living space. The office / business area is directly accessed from the 2 busiest streets downtown and boasts large windows and great exposure as well as a half bath. A single car garage is also accessible right from main street. Rarely can one find a better location to carry out business and live at such an affordable price.

Built in 1948

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4444049  |
| Price          | \$129,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,970     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1948                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 185 White Earth Street |
| Area        | Smoky Lake Town        |
| Subdivision | Smoky Lake Town        |
| City        | Smoky Lake Town        |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0A 3C0                |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Detectors Smoke, Sunroom |
| Parking   | Single Garage Attached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Window Coverings          |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stucco                                           |
| Exterior Features | Commercial, Corner Lot, Shopping Nearby, View Downtown |
| Roof              | Metal                                                  |
| Construction      | Wood, Stucco                                           |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 60         |

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Listing information last updated on August 11th, 2025 at 6:32pm MDT