

# \$630,000 - 55 Poplar Crescent, Gregoire Lake Estates

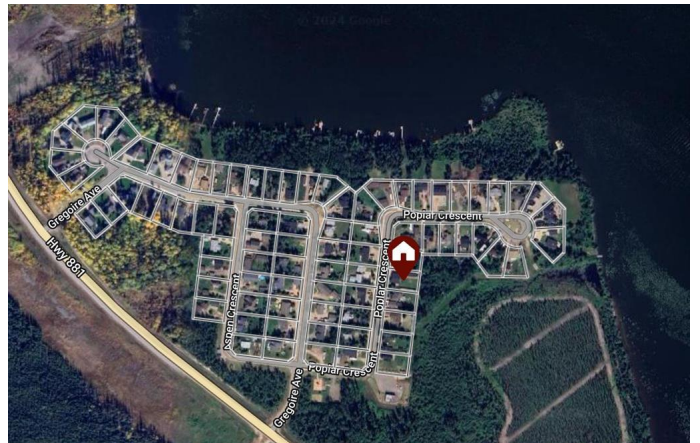
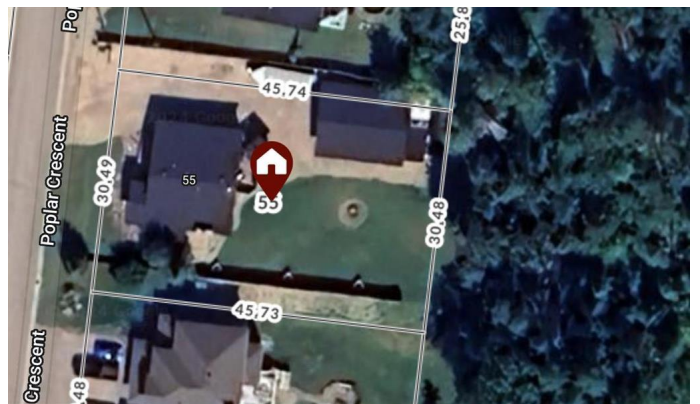
MLS® #A2170711

**\$630,000**

6 Bedroom, 3.00 Bathroom, 1,736 sqft  
Residential on 0.34 Acres

Gregoire Lake, Gregoire Lake Estates, Alberta

LAKE LIFE IS CALLING! Backing on to green space, this beautiful 6 bedroom, 3 bathroom bungalow is MOVE IN READY and is located on 15,000 square foot lot! Not only is there tons of room in the driveway for your cars and toys, but it has TWO GARAGES! The main floor offers a bright and open concept floor plan with the kitchen featuring tons of cabinet space, a walk-in pantry and raised breakfast bar that leads to the dining room overlooking the living room with fire place. Down the hall is the primary bedroom with walk-in closet and 4 piece en-suite which includes a corner jetted tub and double shower! Also located on this level are 2 more bedrooms (one currently used as an office) and a 4 piece bathroom. Just off the main living space is the back entrance/main floor laundry with walk-in coat closet! In the basement, there are 3 bedrooms, an oversized family room, large storage room and the furnace/cistern room. There is so much space to enjoy the outdoors on this property. The front deck is perfect to enjoy your morning coffee. The back deck offer more privacy and is the perfect place for the hot tub. The main 36x30 garage is fully finished and offers in floor heat with a 16x9 garage door. There is a second garage behind this one for even more storage. As an added bonus, there is a dog run hooked to the garage with a doggy door for your fur babies. With central air for those hot days and only minutes to the lake where you can put in your dock, this is the perfect place to call home!



Title insurance in lieu of a real property report.

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2170711    |
| Price          | \$630,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,736       |
| Acres          | 0.34        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 55 Poplar Crescent    |
| Subdivision | Gregoire Lake         |
| City        | Gregoire Lake Estates |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 5S1               |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 10                               |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Storage  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                |
|--------------|----------------|
| Fireplaces   | Wood Burning   |
| Has Basement | Yes            |
| Basement     | Finished, Full |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters, Storage                                   |
| Lot Description   | Back Yard, Cleared, Brush, Front Yard, No Neighbours Behind, Open Lot |
| Roof              | Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2024 |
| Days on Market | 155               |
| Zoning         | CR                |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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