

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

MLS® #A2170711

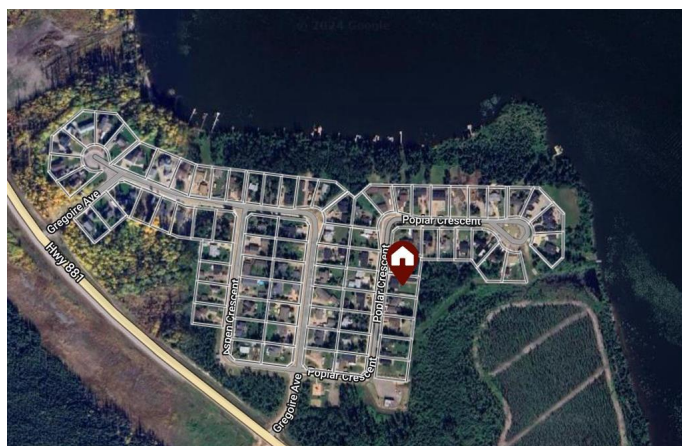
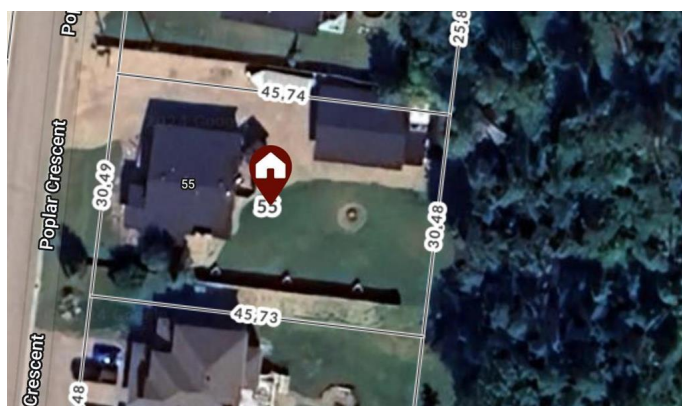
**\$630,000**

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	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Storage, Private Yard, Rain Gutters
Lot Description	Brush, Back Yard, Cleared, 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	190
Zoning	CR

**Listing Details**

Listing Office	People 1st Realty
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