

# \$349,900 - 57 Poplar Crescent, Gregoire Lake Estates

MLS® #A2208859

## \$349,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.34 Acres

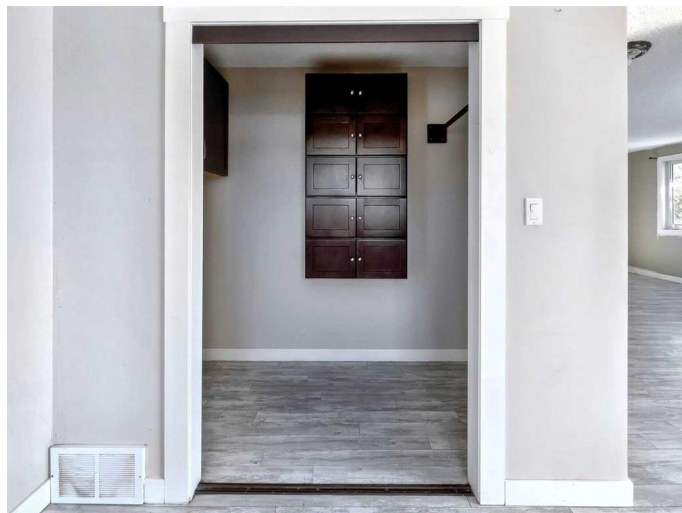
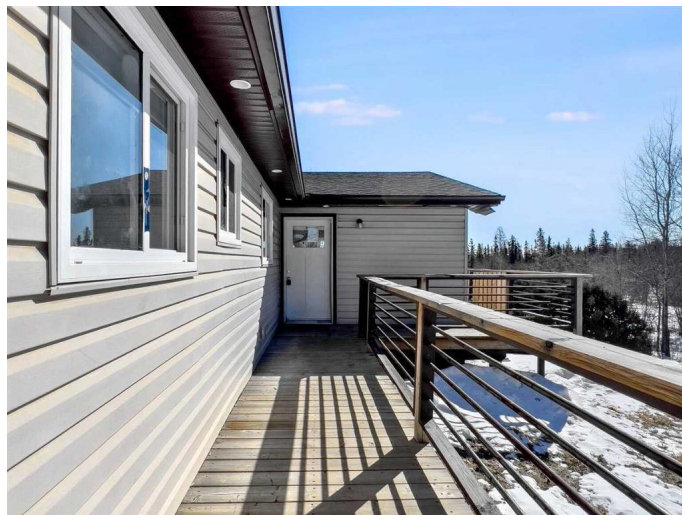
Gregoire Lake, Gregoire Lake Estates, Alberta

POV: You decide to move 26 minutes outside of town, to enjoy rural-residential living! Trails at your doorstep, Gregoire Lake seconds away, and the peace and quiet of escaping the city. Welcome to 57 Poplar Crescent in Gregoire Lake Estates. A 1500+ Ft<sup>2</sup> bungalow, with 19 x 23 garage, oversized parking, wrap around deck + a beautiful backyard on greenbelt. Upon entering this home you will notice the open floor plan with large kitchen, dining area with sliding door to the back deck, and large living room. There are 2 secondary bedrooms, laundry room and 4 pc main bath. The primary suite includes a beautiful 3 pc ensuite bathroom, and walk in closet with window. With ample natural light, no carpet, and plenty of space, this layout is optimal. The wrap around deck on the exterior of the home overlooks your tranquil backyard from all angles. Enjoy the peace and tranquility of life at the lake! Call today to book your personal showing.

Built in 1985

## Essential Information

MLS® #	A2208859
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520



Acres	0.34
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	57 Poplar Crescent
Subdivision	Gregoire Lake
City	Gregoire Lake Estates
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5S1

### **Amenities**

Parking Spaces	6
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan
Appliances	None
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other, Pillar/Post/Pier

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	17
Zoning	CR

### **Listing Details**

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.