

# \$330,700 - 57 Poplar Crescent, Gregoire Lake Estates

MLS® #A2208859

## \$330,700

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          | \$330,700 |
| 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, Rectangular Lot, Sloped Down, Greenbelt |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Other, Pillar/Post/Pier  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 46              |
| Zoning         | CR              |

### **Listing Details**

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