

\$1,550,000 - 52038 Poplar Lane, Rural Lesser Slave River No. 124, M.D. of

MLS® #A2233511

\$1,550,000

5 Bedroom, 4.00 Bathroom, 3,636 sqft
Residential on 3.51 Acres

NONE, Rural Lesser Slave River No. 124,
M.D. of, Alberta

Looking for an acreage with one of the most beautiful yards you could imagine? Looking for a place with all kinds of yard space and an office to run your business from home?

Looking for a property where you can build your dream shop right next to your dream home? If so, this may be the property for you.

Located just minutes from town, this 3.51-acre property not only has acres of beautiful lawn and mature fruit trees, but also features a large gravel area set up for business use and/or the perfect place to build a shop. The

property is also fully fenced and has asphalt right to the door. An amazing property like this deserves an amazing house, and that rings true with this stunning 5-bedroom bungalow offering over 7,000 sq/ft of living space

including the basement, with unique features like a built-in sauna, home gym with mirrored walls, and a wine-making room with racks, counters, sink, and refrigerator. If you love to entertain, youâ€™ll love the chef-style kitchen with a commercial fridge/freezer, raised oven, and island cooktop, as well as the basement living area with a huge wall-mounted TV, Bose wall-

mounted speakers, wet bar with dual wine coolers and provisions for an ice maker, plus room for a pool table or other games and the large built-in sauna that accommodates multiple people. If youâ€™re looking for your



own personal night club, there's even a set of Orion laser lights and a disco ball. Want to entertain outside? The covered deck has a natural gas BBQ hookup, built-in overhead gas heater, additional support for a hot tub, and a lovely view of trees and flowers. If you'd rather unwind solo, the spa-like ensuite will call your name with a jet tub and a three-sided gas fireplace. Other highlights include granite counters throughout, main floor and basement laundry, in-floor heating with backup forced air furnace, commercial A/C, wood-burning fireplace, triple-pane windows, and a full security system with commercial-grade cameras and exterior lighting. Words and even pictures do not do this home justice"come see it for yourself!

Built in 2012

Essential Information

MLS® #	A2233511
Price	\$1,550,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,636
Acres	3.51
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	52038 Poplar Lane
Subdivision	NONE
City	Rural Lesser Slave River No. 124, M.D. of
County	Lesser Slave River No. 124, M.D. of
Province	Alberta

Postal Code T0G 2A0

Amenities

Utilities Electricity Available, Natural Gas Available
Parking RV Access/Parking, Triple Garage Attached
of Garages 6

Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Natural Woodwork, Sauna
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings, Freezer, Water Distiller
Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Mantle, Raised Hearth, Stone, Wood Burning, Bath, Three-Sided
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Lighting, Private Yard, RV Hookup
Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Private, Paved
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation ICF Block

Additional Information

Date Listed July 8th, 2025
Days on Market 31
Zoning Residential Improved

Listing Details

Listing Office REAL BROKER

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.