



GRASSROOTS
REALTY GROUP

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52038 Poplar Lane
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2233511



\$1,387,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,636 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	4
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	3.51 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Residential Improved
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Sauna, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Dondraft Vent Fan, Washer, Dryer, Freezer, Wine Cooler x 3, Security Cameras and provisions, Deck Heater, Sauna, Light Fixtures, ORION Laser Lights, Disco Ball, Wall Mounted TV's, Wall Mounted Speakers x 2, Exterior Deck Speakers, Shed

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, you'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 you'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!