



**37 Poplar Estates Road
Rural Lesser Slave River No. 124, M.D. of, Alberta**

MLS # A2263470

\$649,000



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,583 sq.ft.	Age: 2011 (15 yrs old)
Beds:	3	Baths: 3
Garage:	Double Garage Attached	
Lot Size:	3.04 Acres	
Lot Feat:	Back Yard, Front Yard, Landscaped, Open Lot, Private, Treed	

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Hardwood, Linoleum, Tile	Sewer:	Mound Septic, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-72-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Improved
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Water
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Pellet Stove		

Discover the peace and privacy of acreage living at 37 Poplar Estates Road. Nestled on 3.04 acres surrounded by mature trees, this beautiful bungalow offers a secluded setting with a yard barely visible from the road and plenty of space for future additions like a shop or additional garage. Inside, you'll find hardwood and tile flooring throughout the main level, main floor laundry, and a spacious double attached garage with extra ceiling height. The beautiful kitchen features a gas stove with electrical hookup available, ample cabinets and workspace, and an adjoining dining area filled with windows and natural light. Enjoy cozy evenings by the wood-burning fireplace in the living room or the Cleveland brand pellet stove in the basement, which offers tall ceilings, an open living area, and a great spot for a pool table. The large primary suite includes a walk-in closet, luxurious ensuite, its own fireplace, and access to the covered back deck, perfect for relaxing and taking in the peaceful surroundings. The home is complete with an efficient on-demand hot water system and backup tank, and with two fireplaces plus a pellet stove, you'll have peace of mind and warmth all winter long.