



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2263470**



**\$649,000**

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

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