



GRASSROOTS
REALTY GROUP

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39 Poplar Crescent Gregoire Lake Estates, Alberta

MLS # A2263921



\$699,800

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,194 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.31 Acre		
Lot Feat:	Garden, Greenbelt, Lake, Landscaped, No Neighbours Behind, Private, See F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	CR
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: FRIDGE, THERMADOR GAS RANGE, JENN-AIR BUILT IN OVENS, DISHWASHER, WINDOW BLINDS, 3 GARAGE DOOR REMOTES, CENTRAL VAC & MISC ATTACHMENTS, GAS BBQ, LARGE SHED AT REAR, TARP ENCLOSURE AT FRONT OF DRIVE

Welcome to 39 Poplar Crescent, Gregoire Lake Estates!! Backing onto the environmental reserve greenbelt and Gregoire Lake, this is your chance to live in a peaceful, stunning location with lake access only 20 minutes from Fort McMurray. The natural beauty of Gregoire Lake is truly beautiful. This 2190 square feet Bungalow sits on a 13,500 sqft lot with room for an RV, trailers and a triple detached heated garage. Inside, you have a very well-maintained home that features a primary bedroom that has a huge his and her walk-in closet, her personal makeup vanity station, and a large double shower to be enjoyed by the owners. Walk down the open, bright hallway to find yourself engulfed by the view of the lake as you turn the corner to go into a large living room with a wood wood-burning fireplace. Your true peacefulness will set in. Throughout the home, you have vaulted ceilings, 3 large bedrooms, a dining nook, a formal dining room, 2 1/2 baths, and all looking out to the lake. Upgraded kitchen with granite countertops, Thermador gas stove top, Jenn-air dual ovens with convection & of course the view of the lake. You also have a main floor large laundry room with wash sink. Living in this location is a lifestyle choice to be able to kick back and relax after a long days work! Forget the out of town lake property; live and play here! Oh, wait, did I mention that this home has been trimmed in hardwood, ceramic tile, central vac & A/C, and much more to discover. Come take a look. Call today to see this amazing executive home!