



GRASSROOTS
REALTY GROUP

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**57 Poplar Crescent
Gregoire Lake Estates, Alberta**

MLS # A2267503



\$268,000

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Rectangular Lot, Slope		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Other, Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: As is/where is on possession

POV: You decide to move 26 minutes outside of town, to enjoy rural-residential living! Trails at your doorstep, Gregoire Lake seconds away, and the peace and quiet of escaping the city. Welcome to 57 Poplar Crescent in Gregoire Lake Estates. A 1500+ Ft²; bungalow, with 19 x 23 garage, oversized parking, wrap around deck + a beautiful backyard on greenbelt. Upon entering this home you will notice the open floor plan with large kitchen, dining area with sliding door to the back deck, and large living room. There are 2 secondary bedrooms, laundry room and 4 pc main bath. The primary suite includes a beautiful 3 pc ensuite bathroom, and walk in closet with window. With ample natural light, no carpet, and plenty of space, this layout is optimal. The wrap around deck on the exterior of the home overlooks your tranquil backyard from all angles. Enjoy the peace and tranquility of life at the lake! Call today to book your personal showing.