

\$639,900 - 49 Poplar Estates Road, Rural Lesser Slave River No. 124, M.D. of

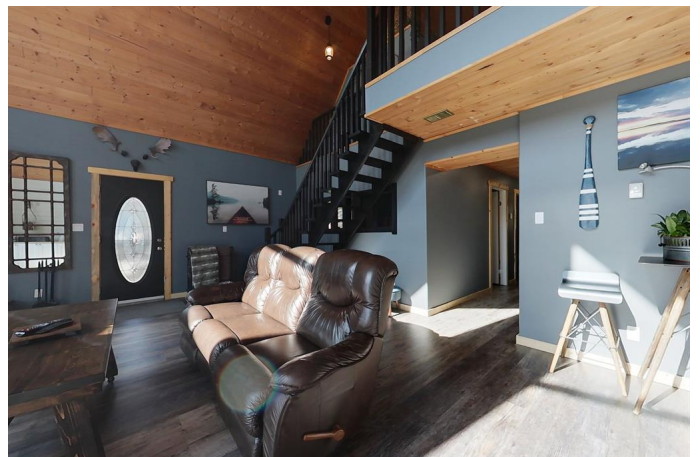
MLS® #A2192175

\$639,900

2 Bedroom, 3.00 Bathroom, 2,027 sqft
Residential on 3.01 Acres

NONE, Rural Lesser Slave River No. 124,
M.D. of, Alberta

Stunning one and a half story chalet style home with 40'x60' Shop situated on 3 acres just minutes from Slave Lake. It's a peaceful and private setting surrounded by trees and beautiful landscaping, a tack shop, several storage sheds, greenhouse, children's play park, hen house and the list goes on! The interior will just wow you from the moment you walk in the door with tons of windows, rustic chic design, soaring ceilings, and masterful floor to ceiling rock wood burning fireplace. The modern kitchen with middle island has tons of counter space, pull out drawers, stainless appliances, and clean lines - built for the entertainer in mind. The gorgeous loft primary bedroom overlooks the beautiful a frame front windows/living room - offers a walkout balcony, walk in closet, and 4 piece ensuite. This home is on a septic tank and field, in floor heating, forced air furnace as back up, municipal water, and natural gas. The shop is on it's own sewer system, 2 overhead doors, in floor heating, air compressor hook ups, 240 Electrical for a welder, mother in law suite with kitchenette/3 pc bath/laundry, a separate oversized room that could be converted to anything your heart desires but is currently being used for storage and lastly a utility room fit with work bench, toilet, wash station, compressor, a fridge and extra storage for work clothes etc. This home and shop



won't disappoint even the most discerning of buyers!

Built in 2006

Essential Information

MLS® #	A2192175
Price	\$639,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	2,027
Acres	3.01
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	49 Poplar Estates Road
Subdivision	NONE
City	Rural Lesser Slave River No. 124, M.D. of
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2A0

Amenities

Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, See Remarks, Sewer Available, Water Connected, Water Paid For
Parking Spaces	15
Parking	Quad or More Detached, Gravel Driveway
# of Garages	8

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Range
Heating	Forced Air, Natural Gas, Wood Stove, Boiler

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, See Remarks
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Days on Market	39
Zoning	CR1

Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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