

\$599,900 - 41 Poplar Crescent, Gregoire Lake Estates

MLS® #A2211381

\$599,900

6 Bedroom, 2.00 Bathroom, 2,270 sqft

Residential on 0.31 Acres

Gregoire Lake, Gregoire Lake Estates, Alberta

Unique opportunity to live life on the lake!
NEW Shingles! Prime Lake Access!! 13,503 sq ft Lot! Welcome to 41 Poplar Crescent. This 1465 sq ft, 6 bed 2 bath bungalow sits in the beautiful and quiet neighbourhood of Gregoire Lake Estates. The main level features a large entryway with ceramic tile floors, 3 bedrooms and a 4 piece bathroom. There is a large primary bedroom with garden door access out to the back deck and a beautiful hot tub that you can sneak out to after the kids are down! This property has a bright and open concept floor plan that is complemented with vaulted ceilings, large windows and natural finishes that bring out the true character of this lakeside home. The functional kitchen has an eat up breakfast bar, built in double wall oven, electric cooktop, stainless steel appliances and lots of cabinet and counter space. Step outside onto the oversized deck, where you can enjoy your morning coffee while listening to the gentle sounds of nature. The deck is ideal for entertaining, relaxing, or simply taking in the beauty of the outdoors. If the weather doesn't permit you can take in these same breathtaking views right from the comfort of your own living room. The living room is complete with exposed wood ceilings, hardwood floors and a wood burning, stone surround fireplace. Head down to the basement where you will find the laundry room, large utility room, spacious rec space with a wood burning fireplace, 3 bedrooms and another 4 piece bathroom. There is a heated



detached garage with a workshop along with an attached covered storage and a large driveway for all of your parking needs! As a resident of Gregoire Lake Estates, you have direct access to the lake, making it easy to enjoy fishing, kayaking, or peaceful strolls along the water. This community is designed for those who cherish a serene, nature-filled lifestyle, offering endless opportunities for exploration and adventure. Call now to schedule your private viewing.

Built in 1986

Essential Information

MLS® #	A2211381
Price	\$599,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,270
Acres	0.31
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	41 Poplar Crescent
Subdivision	Gregoire Lake
City	Gregoire Lake Estates
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 5S1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	High Ceilings, Natural Woodwork, Open Floorplan
Appliances	Double Oven, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Lake
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 9th, 2025
Days on Market	8
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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