



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

MLS # A2294441



\$479,900

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,611 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate, Parquet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge (2), Stove (2), Microwave (2), Dishwasher, Washer, Dryer, Window Coverings, Cistern, Garage Door Opener & Remote(s), shed

Lake Life is Calling! Located in Gregoire Lake Estates, 54 Poplar Crescent has loads of space inside and out! The main house offers a huge living room/dining room with high ceilings offering tons of natural lighting. Just off the living room is the renovated eat-in kitchen with access to the backyard. Also located on this level is the 4 piece main bathroom and laundry room. Upstairs you will find two good sized bedrooms, both with access to the enclosed balcony and a convenient 2 piece bathroom! Above the garage is a great space for with income potential, offering 1 bedroom, 1 bathroom, kitchen, living room and it's own balcony. The heated garage has lots of room for your toys and the driveway is perfect for those collectors! AND the fenced and landscaped backyard has gated access if you need more room for your toys! Only 20 minutes outside of town, this country living is the perfect location!