



GRASSROOTS
REALTY GROUP

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5406 Poplar Lane
Athabasca, Alberta

MLS # A2330553



\$498,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Irregular Lot		

Heating:	In Floor, Fireplace Insert, Natural Gas, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Refrigerator, stove washer dryer built in dishwasher garage door opener, garage door opener controls

Discover modern farmhouse elegance in one of Athabasca's newest custom-built homes. Perfectly situated in a highly sought-after family neighbourhood, this beautifully designed rancher-style bungalow offers exceptional quality, timeless finishes, and everyday comfort. The bright, open-concept layout features 9-foot ceilings, a cozy gas fireplace, a stunning kitchen with stainless steel appliances, and thoughtfully designed living spaces ideal for both entertaining and family life. Set on an exceptionally oversized, fully fenced and professionally landscaped town lot, there's ample room for children, pets, and outdoor enjoyment. Combining modern style, quality craftsmanship, and an unbeatable location, this move-in-ready home is a rare opportunity in today's Athabasca market.