



GRASSROOTS
REALTY GROUP

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**175 Poplar Drive Rr
Conklin, Alberta**

MLS # A2341439

\$269,000

Division:	Conklin		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,288 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street, Outside, Side By Side, Tandem, Unpaved		
Lot Size:	1.94 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Lawn, Many		

Heating:	Boiler, Propane, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	None, Vinyl Siding	Zoning:	HR
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: Hot tub, Wood stove, two 12x14 ft netted gazebos on the back deck, shed. Home comes fully furnished.

Welcome to peaceful country living in Conklin. Situated on a cleared and level 1.94-acre lot, this well-maintained 3-bedroom, 2-bathroom home offers space, privacy, and endless possibilities. Whether you're looking for a comfortable family home, recreational retreat, workforce housing, or an investment property, this home offers exceptional flexibility. Inside, the bright open-concept layout seamlessly connects the living room, kitchen, and dining area, creating an inviting space for everyday living and entertaining. Large windows fill the home with natural light, while the spacious primary bedroom features a private ensuite. Two additional bedrooms provide plenty of room for family, guests, or staff accommodations. The home comes FULLY FURNISHED, making this a truly turnkey opportunity and an excellent option for a long-term rental, short-term rental, or Airbnb. Outside, enjoy the expansive wrap-around deck, sunken hot tub, screened gazebos, backyard fire pit, and nearly two acres of usable land with plenty of space for RV parking, recreation, or future development. Municipal water and sewer tie-ins have already been completed for added convenience and value. Located just minutes from Christina Lake, you'll enjoy easy access to fishing, boating, trails, and camping, while still benefiting from Conklin's welcoming small-town atmosphere. If you're looking for space, privacy, outdoor living, and investment potential, this fully furnished Conklin property is one you won't want to miss.