



GRASSROOTS
REALTY GROUP

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54 Poplar Crescent
Gregoire Lake Estates, Alberta

MLS # A2349800

\$474,888

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,869 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Lake, Landscaped, Lawn, No Neighbours B		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: 2x fridge, 2x stove, 2x microwave, dishwasher, washer, dryer, window coverings, cistern, 2x garage door opener & remote(s), 2x shed, central a/c

ONE-OF-A-KIND LIVING IN GREGOIRE LAKE ESTATES! TWO SEPARATE LIVING SPACES, INCREDIBLE LAKE LIVING & AN AMAZING PRICE—all wrapped into one unique property! Discover an incredible opportunity to enjoy space, privacy and the ultimate Northern Alberta lifestyle with just under 2,900 sq ft of living space, lake access and year-round outdoor recreation right from your doorstep. Imagine leaving home on your snowmobile or quad, spending the day fishing, snowshoeing or exploring, then heading down to Gregoire Lake to watch one of nature's greatest shows—the spectacular Northern Lights dancing across the sky. Set on a beautifully landscaped lot of just under 15,000 sq ft, this property backs onto a treed greenbelt and features a pond, large deck and an extensive front driveway offering loads of parking. The oversized 25' x 26' garage features soaring ceilings and in-floor heat. One of the stand out features of this property that makes it extra special is, above the garage is an incredible 845 sq ft self-contained living space featuring its own separate entrance, full kitchen, living room, bedroom, full bathroom and private balcony—an excellent option for multigenerational living, extended family or potential mortgage-helper opportunities. Inside the main home, the impressive open layout perfectly complements the lake-life setting with soaring vaulted ceilings, massive windows and a wood-burning fireplace creating the centrepiece of the living space. There is plenty of room to gather with family and friends, whether entertaining after a summer day at the lake or warming up by the fire in winter. The spacious kitchen has been updated with white cabinetry and features a movable island. The main level also offers a beautifully renovated 5-piece bathroom with double sinks, convenient laundry and a large mudroom connecting

directly to the garage. Upstairs, a spacious open landing overlooks the main living area and leads to two massive bedrooms, both featuring hardwood floors, double closets and patio access to the fully enclosed 3-season room overlooking the backyard and surrounding greenery. With incredible living space, a substantial lot, oversized heated garage, separate living quarters and an outdoor lifestyle that is difficult to duplicate, you will be hard-pressed to find this combination of SPACE, LAND, LOCATION and VERSATILITY at this price. The property is also in the process of being connected to municipal sewer and features central A/C. A truly unique opportunity to live, play and experience everything Gregoire Lake Estates has to offer on 20 mins from the city, plus School bussing is available from Gregoire Lake Estates, plus RMWB public transit making this incredible lake-country lifestyle an option for families too. Call today to for your private tour and be ready to be part of a close nit community that everyone loves.