



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 POPLAR Crescent, Gregoire Lake Estates T9K 5S1**

MLS®#: **A2155373**

Area: **Gregoire Lake Estates**

Listing Date: **08/05/24**

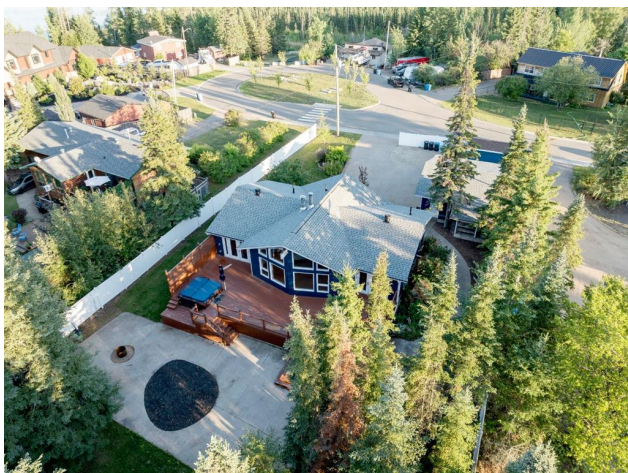
List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Gregoire Lake Estates**  
City/Town: **1986**

Finished Floor Area  
Abv Sqft: **1,416**  
Low Sqft:  
Ttl Sqft: **1,416**

Year Built:  
Lot Information  
Lot Sz Ar: **13,406 sqft**  
Lot Shape:

DOM

**44**  
Layout  
Beds: **6 (3 3 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lake**  
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Wood Stove**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Double Oven,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Natural Woodwork,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"
Bedroom	Main	14`1" x 11`9"
Foyer	Main	8`0" x 9`10"
Living Room	Main	17`1" x 23`0"
4pc Bathroom	Basement	8`2" x 10`9"

Room	Level	Dimensions
Bedroom	Main	14`0" x 9`6"
Dining Room	Main	8`0" x 11`6"
Kitchen	Main	15`1" x 11`6"
Bedroom - Primary	Main	12`8" x 13`3"
Bedroom	Basement	12`0" x 11`5"

**Bedroom**  
**Laundry**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**13`2" x 10`8"**  
**12`10" x 10`7"**  
**19`11" x 12`6"**

**Bedroom**  
**Game Room**

**Basement**  
**Basement**

**12`2" x 11`7"**  
**25`4" x 23`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4480RS**

Zoning:  
**CR**

Remarks

Pub Rmks:

**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 the 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.**

Inclusions:  
Property Listed By:

**fridge, double oven, dishwasher, washer, dryer, microwave, all window coverings, garage remote, hot tub, fire pit**  
**ROYAL LEPAGE BENCHMARK**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**