



THE
A-TEAM

**RE/MAX
FIRST**

52 POPLAR Crescent, Gregoire Lake Estates T9H 5S1

MLS®#: **A2166580**

Area: **Gregoire Lake
Estates**

Listing Date: **09/18/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Gregoire Lake
Estates**
Year Built: **1988**

Lot Information

Lot Sz Ar: **12,196 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Few Trees,Landscaped**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,554**
Low Sqft:
Ttl Sqft: **1,554**

DOM

94

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`11" x 11`6"	Dining Room	Main	14`6" x 11`6"
Living Room	Main	17`5" x 12`0"	Sunroom/Solarium	Main	11`11" x 13`4"
Bedroom - Primary	Main	13`8" x 9`4"	Bedroom	Main	9`7" x 9`7"
Bedroom	Main	10`4" x 9`5"	4pc Ensuite bath	Main	8`6" x 5`0"
4pc Bathroom	Main	6`11" x 5`3"			

Title:

Fee Simple

Legal Desc:

4480RS

Zoning:

CR

Remarks

Pub Rmks:

Unique opportunity to live life by the LAKE! Under \$420k! 12, 196 sq ft lot ! Detached 22'11 x 29 Heated Garage! This rare 3 bed 2 bath, 1554 sq ft bungalow sits in the quiet and established hamlet of Gregoire Lake Estates. This property has been recently updated with new exterior siding, new metal roof in 2018-2019 and deck railings/ stairs in 2020. Enjoy a beautiful open concept kitchen that has been finished white cabinets, butcher block countertop, vinyl plank floors and large windows. The cozy living sits off the kitchen and is complete with a beautiful gas fireplace with stone surround, exposed wood beam, white ceilings and windows that let in plenty of natural light! Kick back in 11'11 x 13'4 sunroom that overlooks the backyard and is finished with exposed wood ceiling. The primary bedroom is finished with a large closet and 4 piece ensuite bath. There are two additional bedroom and another 4 piece bathroom. The back entry of this beautiful home leads to the back deck for those summertime BBQS! The oversized double detached garage and large open yard provides enough space for all of the toys and is surrounded by tree-line! You will not want to miss out on your opportunity to pick up this beautiful home. Call now to schedule your private viewing!

Inclusions:

Property Listed By:

**Fridge, Stove Dishwasher, Washer, Dryer, microwave,
ROYAL LEPAGE BENCHMARK**

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











