



THE
A-TEAM

**RE/MAX
FIRST**

55 POPLAR Crescent, Gregoire Lake Estates T9H 5S1

MLS®#: **A2170711**

Area: **Gregoire Lake Estates**

Listing Date: **10/08/24**

List Price: **\$630,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Gregoire Lake Estates**
City/Town: **2005**

Finished Floor Area

Abv Sqft: **1,736**
Low Sqft:
Ttl Sqft: **1,736**

DOM

9
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **15,000 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cleared,Brush,Front Yard,No Neighbours Behind,Open Lot**
Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),Closet Organizers,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 17`10"
Kitchen	Main	15`5" x 18`1"
4pc Ensuite bath	Main	
Bedroom	Main	13`0" x 11`5"
Laundry	Main	13`5" x 12`10"
Bedroom	Basement	14`9" x 9`9"
Bedroom	Basement	12`9" x 19`4"

Room	Level	Dimensions
Dining Room	Main	15`5" x 8`3"
Bedroom - Primary	Main	13`0" x 13`0"
4pc Bathroom	Main	
Bedroom	Main	9`4" x 13`10"
Family Room	Basement	14`9" x 31`9"
Bedroom	Basement	12`9" x 14`6"
Storage	Basement	13`10" x 12`4"

4pc Bathroom

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

4480RS

Remarks

Pub Rmks:

LAKE LIFE IS CALLING! Backing on to green space, this beautiful 6 bedroom, 3 bathroom bungalow is MOVE IN READY and is located on 15,000 square foot lot! Not only is there tons of room in the driveway for your cars and toys, but it has TWO GARAGES! The main floor offers a bright and open concept floor plan with the kitchen featuring tons of cabinet space, a walk-in pantry and raised breakfast bar that leads to the dining room overlooking the living room with fire place. Down the hall is the primary bedroom with walk-in closet and 4 piece en-suite which includes a corner jetted tub and double shower! Also located on this level are 2 more bedrooms (one currently used as an office) and a 4 piece bathroom. Just off the main living space is the back entrance/main floor laundry with walk-in coat closet! In the basement, there are 3 bedrooms, an oversized family room, large storage room and the furnace/cistern room. There is so much space to enjoy the outdoors on this property. The front deck is perfect to enjoy your morning coffee. The back deck offer more privacy and is the perfect place for the hot tub. The main 36x30 garage is fully finished and offers in floor heat with a 16x9 garage door. There is a second garage behind this one for even more storage. As an added bonus, there is a dog run hooked to the garage with a doggy door for your fur babies. With central air for those hot days and only minutes to the lake where you can put in your dock, this is the perfect place to call home! Title insurance in lieu of a real property report.

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Garage Door Opener
People 1st Realty**

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













