



THE
A-TEAM

**RE/MAX
FIRST**

57 POPLAR Crescent, Gregoire Lake Estates T9H 5S1

MLS® #: **A2208859**

Area: **Gregoire Lake
Estates**

Listing Date: **04/04/25**

List Price: **\$322,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 02-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Gregoire Lake
Estates**
Year Built: **1985**

Lot Information

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Rectangular Lot,Sloped Down**
Park Feat: **Off Street,RV Access/Parking**

DOM

75
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:
Other,Pillar/Post/Pier

Kitchen Appl: **None**
Int Feat: **Ceiling Fan(s),Closet Organizers,Laminate Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 14`0"	Dining Room	Main	11`0" x 13`0"
Living Room	Main	13`0" x 22`0"	Bedroom	Main	9`0" x 11`0"
Bedroom - Primary	Main	12`0" x 13`0"	3pc Ensuite bath	Main	10`0" x 9`0"
Bedroom	Main	9`0" x 8`0"	Laundry	Main	6`0" x 8`0"
4pc Bathroom	Main	7`0" x 7`0"			

Title:

Fee Simple

Zoning:

CR

Legal Desc:

4480RS

Remarks

Pub Rmks:

POV: You decide to move 26 minutes outside of town, to enjoy rural-residential living! Trails at your doorstep, Gregoire Lake seconds away, and the peace and quiet of escaping the city. Welcome to 57 Poplar Crescent in Gregoire Lake Estates. A 1500+ Ft² bungalow, with 19 x 23 garage, oversized parking, wrap around deck + a beautiful backyard on greenbelt. Upon entering this home you will notice the open floor plan with large kitchen, dining area with sliding door to the back deck, and large living room. There are 2 secondary bedrooms, laundry room and 4 pc main bath. The primary suite includes a beautiful 3 pc ensuite bathroom, and walk in closet with window. With ample natural light, no carpet, and plenty of space, this layout is optimal. The wrap around deck on the exterior of the home overlooks your tranquil backyard from all angles. Enjoy the peace and tranquility of life at the lake! Call today to book your personal showing.

Inclusions:

As is, where is on possession

Property Listed By:

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











