

# \$1,099,000 - 1109 Poplar Road, Sunbreaker Cove

MLS® #A2208900

**\$1,099,000**

3 Bedroom, 1.00 Bathroom, 921 sqft

Residential on 0.23 Acres

NONE, Sunbreaker Cove, Alberta

Lakefront Living at its's finest. A rare opportunity to own 60ft of level lakefront on beautiful Sylvan lake! Nestled in the sought-after community of Sunbreaker Cove, this cozy 3 bedroom cabin is the perfect summer getaway. Step out onto the huge wraparound deck and soak in uninterrupted lake views, ideal for relaxing, entertaining, or taking in the sunsets. The treed yard offers both privacy and charm, with only one neighboring property - on the other side, enjoy the peace and quiet of an environmental reserve. Inside, the cabin exudes warmth and character, offering comfortable open spaces for family and friends to gather after a day on the water. With summer just around the corner, now is the perfect time to make lake life yours. Storage sheds and plenty of parking space.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208900    |
| Price          | \$1,099,000 |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 921         |
| Acres          | 0.23        |
| Year Built     | 1971        |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1109 Poplar Road |
| Subdivision | NONE             |
| City        | Sunbreaker Cove  |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C0J0           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |
| Is Waterfront  | Yes        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)                                      |
| Appliances        | Microwave, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Propane                                 |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Storage  |
| Lot Description   | Back Yard, Front Yard, Lake, Many Trees, Views, Waterfront |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Piling(s)  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 125             |
| Zoning         | R1              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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