

# **\$649,000 - 37 Poplar Estates Road, Rural Lesser Slave River No. 124, M.D. of**

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MLS® #A2263470

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,583 sqft  
Residential on 3.04 Acres

NONE, Rural Lesser Slave River No. 124,  
M.D. of, Alberta

Discover the peace and privacy of acreage living at 37 Poplar Estates Road. Nestled on 3.04 acres surrounded by mature trees, this beautiful bungalow offers a secluded setting with a yard barely visible from the road and plenty of space for future additions like a shop or additional garage. Inside, youâ€™ll find hardwood and tile flooring throughout the main level, main floor laundry, and a spacious double attached garage with extra ceiling height. The beautiful kitchen features a gas stove with electrical hookup available, ample cabinets and workspace, and an adjoining dining area filled with windows and natural light. Enjoy cozy evenings by the wood-burning fireplace in the living room or the Cleveland brand pellet stove in the basement, which offers tall ceilings, an open living area, and a great spot for a pool table. The large primary suite includes a walk-in closet, luxurious ensuite, its own fireplace, and access to the covered back deck, perfect for relaxing and taking in the peaceful surroundings. The home is complete with an efficient on-demand hot water system and backup tank, and with two fireplaces plus a pellet stove, youâ€™ll have peace of mind and warmth all winter long.

Built in 2011



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2263470                         |
| Price          | \$649,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,583                            |
| Acres          | 3.04                             |
| Year Built     | 2011                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                           |
|-------------|-------------------------------------------|
| Address     | 37 Poplar Estates Road                    |
| Subdivision | NONE                                      |
| City        | Rural Lesser Slave River No. 124, M.D. of |
| County      | Lesser Slave River No. 124, M.D. of       |
| Province    | Alberta                                   |
| Postal Code | T0G 2A0                                   |

## Amenities

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Utilities    | Electricity Available, Natural Gas Available, Water Available |
| Parking      | Double Garage Attached                                        |
| # of Garages | 2                                                             |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave                                                                                                                       |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                                                                                            |
| Cooling           | None                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 3                                                                                                                                                      |
| Fireplaces        | Basement, Living Room, Mantle, Master Bedroom, Tile, Wood Burning, Pellet Stove                                                                        |
| Has Basement      | Yes                                                                                                                                                    |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Front Yard, Landscaped, Open Lot, Private, Treed  
Roof                      Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 14th, 2025  
Days on Market        11  
Zoning                    102 Residential Improved

**Listing Details**

Listing Office            REAL BROKER

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