

\$699,800 - 39 Poplar Crescent, Gregoire Lake Estates

MLS® #A2263921

\$699,800

3 Bedroom, 3.00 Bathroom, 2,194 sqft

Residential on 0.31 Acres

Gregoire Lake, Gregoire Lake Estates, Alberta

Welcome to 39 Poplar Crescent, Gregoire Lake Estates!! Backing onto the environmental reserve greenbelt and Gregoire Lake, this is your chance to live in a peaceful, stunning location with lake access only 20 minutes from Fort McMurray. The natural beauty of Gregoire Lake is truly beautiful. This 2190 square feet Bungalow sits on a 13,500 sqft lot with room for an RV, trailers and a triple detached heated garage. Inside, you have a very well-maintained home that features a primary bedroom that has a huge his and her walk-in closet, her personal makeup vanity station, and a large double shower to be enjoyed by the owners. Walk down the open, bright hallway to find yourself engulfed by the view of the lake as you turn the corner to go into a large living room with a wood wood-burning fireplace. Your true peacefulness will set in. Throughout the home, you have vaulted ceilings, 3 large bedrooms, a dining nook, a formal dining room, 2 1/2 baths, and all looking out to the lake. Upgraded kitchen with granite countertops, Thermador gas stove top, Jenn-air dual ovens with convection & of course the view of the lake. You also have a main floor large laundry room with wash sink. Living in this location is a lifestyle choice to be able to kick back and relax after a long days work! Forget the out of town lake property; live and play here! Oh, wait, did I mention that this home has been trimmed in hardwood, ceramic tile, central vac & A/C, and much more to discover. Come take a look. Call today to see



this amazing executive home!

Built in 1988

Essential Information

MLS® #	A2263921
Price	\$699,800
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	2,194
Acres	0.31
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	39 Poplar Crescent
Subdivision	Gregoire Lake
City	Gregoire Lake Estates
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0L2

Amenities

Parking Spaces	10
Parking	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Paved, RV Access/Parking, See Remarks, Triple Garage Detached, Workshop in Garage
# of Garages	3
Is Waterfront	Yes

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks
-------------------	---

Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	BBQ gas line, Courtyard, Lighting, Private Yard, Gray Water System
Lot Description	Garden, Greenbelt, Landscaped, No Neighbours Behind, Private, See Remarks, Lake, Waterfront
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s), Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	19
Zoning	CR

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.