

# **\$699,900 - 54052 Poplar Lane, Rural Lesser Slave River No. 124, M.D. of**

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MLS® #A2206093

**\$699,900**

6 Bedroom, 3.00 Bathroom, 1,901 sqft  
Residential on 2.99 Acres

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

Welcome to this beautifully crafted ranch-style home, perfectly located just minutes outside of Slave Lake. Built in 2012, this impressive 1,900 sq. ft. open-concept home sits on 3 acres, serviced with town water, and offers everything you need for comfortable country living – including a fully finished walkout basement, 6 bedrooms, and 3 full bathrooms. From the moment you arrive, you’ll notice the thoughtful design and generous layout that make this property stand out.

Step inside to a bright, welcoming foyer that flows into a functional laundry room with modern cabinetry, a utility sink, and contemporary finishes. Just off the foyer is access to the triple attached heated garage, providing plenty of space for vehicles, tools, and toys.

The heart of the home is designed for gathering and entertaining. The main living space is bright and open, with vaulted ceilings, large windows, and a cozy gas fireplace. Patio doors lead to both a front porch and rear deck – perfect for summer BBQs or relaxing evenings.

The chef’s kitchen features an oversized island with bar seating, quartz countertops, rich espresso cabinetry, an induction cooktop, built-in oven and microwave, and dishwasher. It’s a space built to impress.

Tucked away on one side of the home is the



spacious primary suite with a 4-piece ensuite featuring a jetted tub, stand-up shower, and large walk-in closet. Two additional bedrooms and another full bathroom complete the main level.

Downstairs, the fully finished walkout basement offers even more living space.

Engineered hardwood floors and wrought iron railings lead to a large rec room featuring a wood stove and a convenient kitchenette with espresso cabinetry, bar fridge, microwave, and sink. Three additional bedrooms, each with full or double closets, and another 4-piece bathroom make this level perfect for family or guests. Youâ€™ll also find ample storage, an extra storage room, and a dedicated cold room for your garden harvest.

Outside, the acreage is fully equipped for hobby farming or homesteading. It includes a large garden, chicken coop, matching shed, greenhouse, and cross-fencing for animals or livestock. Rows of Saskatoon berry bushes add to the charm and functionality of the property.

All of this is just minutes from Slave Lake, with the convenience of town water, a septic field, and a mound system.

Properties like this are incredibly rare. If youâ€™ve been searching for the perfect combination of space, privacy, and modern comfort â€“ this is it. Donâ€™t miss the chance to call this exceptional property your new home.

Built in 2012

**Essential Information**

MLS® #	A2206093
Price	\$699,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3

Square Footage	1,901
Acres	2.99
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	54052 Poplar Lane
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 Connected, High Speed Internet Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	12
Parking	Triple Garage Attached
# of Garages	6

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bookcases, Closet Organizers, Central Vacuum, Jetted Tub, Recessed Lighting, Soaking Tub, Sump Pump(s), Track Lighting
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range, Electric Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas, Wood Stove
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Family Room, Recreation Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage, Garden, Lighting, Playground, Rain Gutters
Lot Description	Back Yard, Landscaped, Rectangular Lot, Views, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	46
Zoning	RUS

### **Listing Details**

Listing Office	eXp REALTY
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