

\$475,000 - 5406 Poplar Lane, Athabasca

MLS® #A2097871

\$475,000

3 Bedroom, 2.00 Bathroom, 1,424 sqft

Residential on 0.34 Acres

NONE, Athabasca, Alberta

Executive 2023 built rancher style bungalow in the Wood Heights sub-division in Athabasca. This custom built home has modern style but still creates the element of cozy. The home features 9' ceilings, except for the living room which is 10'. Vinyl flooring throughout. The master bedroom boasts a walk in closet, en-suite with 2 sinks, walk in shower and a water closet. Additional 2 bedrooms have large windows and nice sized closets. Main bathroom is a 4 piece that includes a deep tub. The kitchen has all stainless steel appliances, quartz countertops and shaker style cabinets. The garage is fully finished with and electric baseboard heater and roughed in for an overhead gas heater. The home has a 4' concrete foundation with 12"x2' footings, board and baton hardy exterior, asphalt shingles, HRV Unit, boiler with 3 zones for in-floor heating and Kohltech windows. All offered on one of the largest newer lots in town. Live with the convenience of town, but with some breathing room.

Built in 2023

Essential Information

MLS® #	A2097871
Price	\$475,000
Sold Price	\$475,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,424
Acres	0.34
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5406 Poplar Lane
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 0A8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Basement	None

Exterior

Exterior Features	None
Lot Description	Cleared
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s), Poured Concrete, Slab

Additional Information

Date Listed	December 14th, 2023
Date Sold	February 8th, 2024
Days on Market	55
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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