

# \$890,000 - 4 Poplar Crescent, Rural Lacombe County

MLS® #A2188710

**\$890,000**

5 Bedroom, 4.00 Bathroom, 2,440 sqft  
Residential on 0.38 Acres

Birch Bay, Rural Lacombe County, Alberta

FULLY FINISHED LAKE HOUSE WITH ALL THE BELLS AND WHISTLES! NEARLY 4000 SQ. FT. IN FINISHED LIVING SPACE AND 1065 SQ. FT. IN OUTDOOR DECK SPACE!

The owners have thought of every comfort and convenience when updating this gorgeous two story in Birch Bay. Enter the wooded property on the circular driveway, convenient for pulling in boats, trailers, etc. The wrap around porch has composite decking for low maintenance. Enter into the large entry or off the deck into the mud room/laundry room, with cabinets and extensive storage. You'll be in awe of the great room, with 18 ft ceilings, huge rock faced fireplace, and large mantel. This is the epitome of a great room! It's open to the well appointed kitchen, with upscale appliances, wood cabinetry, and granite counter tops. The dining area overlooks the back yard and has access to the deck and gazebo area for outdoor entertaining and dining. The owner's suite is on the main floor, for easy access. It has a full 5 piece bathroom with claw foot tub, double vanity, and tiled shower. The upper level is perfect for a library, reading area, or office space as it overlooks the main floor and the windows out to the yard. The upper floors has two spacious bedrooms with a jack and jill bathroom . The lower level has a wet bar and full family room/theatre room. There are two additional bedrooms and a full bathroom on this level as well. You'll love the extensive storage that this house affords. The oversized double garage is heated and perfect for storing



vehicles and toys. The yard is fenced for pets and has a fire pit, large storage shed with loft and a spacious greenhouse. The house is equipped with hot and cold water taps outside, a whole house generator, leaf filter gutters, central air conditioning, iron filter, and roof sprinklers in case of fire. There's nothing left to do but move in and enjoy lake life!

Built in 2007

### **Essential Information**

MLS® #	A2188710
Price	\$890,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,440
Acres	0.38
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	4 Poplar Crescent
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Pantry, Storage, Bar, Beamed Ceilings, Bookcases, Closet Organizers, Vinyl Windows, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Stove
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Great Room, Mantle
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Storage, Garden, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 18th, 2025
Days on Market	75
Zoning	8

## Listing Details

Listing Office      Royal LePage Lifestyles Realty

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.