

# \$289,000 - 175 Poplar Drive Rr, Conklin

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MLS® #A2217004

## **\$289,000**

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 1.94 Acres

Conklin, Conklin, Alberta

Tucked away in the quiet and welcoming community of Conklin, this beautifully maintained 3-bedroom, 2-bathroom home sits on a cleared and level 1.94-acre lot offering the perfect blend of space, comfort, and flexibility. Whether you're looking for a peaceful family home, a weekend escape, or practical staff accommodations, this property delivers.

Inside, you'll find a bright and open floor plan with seamless flow between the living room, kitchen, and dining areas designed for easy living and entertaining. The spacious primary bedroom includes its own private ensuite, while two additional bedrooms provide room for kids, guests, or staff. Natural light fills the home, enhancing the warm and inviting feel.

Step outside to a massive wrap-around deck that expands your living space into the great outdoors. Relax in the sunk-in hot tub, enjoy meals in one of the two metal screened-in gazebos, or gather around the fire pit in the backyard. The large front yard offers even more room for children to play, weekend gatherings, or future expansion.

The city has completed tie-ins for water and sewer, adding even more value and convenience to this already well-equipped property.

Located just minutes from beautiful Christina Lake, this home offers quick access to fishing, swimming, trails, and camping. The community also features a school, a large recreational



center, and a peaceful, family-friendly atmosphere.

With nearly 2 acres of cleared land, there's ample space for RV parking, additional units, or modular housingâ€”making this an excellent option for staff accommodations or investment purposes.

Whether you're seeking a full-time residence, vacation retreat, or flexible housing solution, this well-kept property offers it allâ€”space, privacy, modern services, and a true connection to nature.



Built in 2009

**Essential Information**

MLS® #	A2217004
Price	\$289,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	1.94
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Active



**Community Information**

Address	175 Poplar Drive Rr
Subdivision	Conklin
City	Conklin
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1H1

**Amenities**

Parking	Gravel Driveway, Off Street, Outside, Side By Side, Tandem, Unpaved
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**Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Boiler, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Wooded
Roof	Asphalt Shingle
Construction	None, Vinyl Siding
Foundation	Block, Piling(s)

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	92
Zoning	HR

## Listing Details

Listing Office	RE/MAX Connect
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