

1117 Poplar Road
Sunbreaker Cove, Alberta

MLS # A2206530



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Multiple Driveways, None, On Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Cul-De-Sac, Environment		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Metal
Basement:	Crawl Space, None
Exterior:	Cedar, Wood Frame
Foundation:	Piling(s)
Features:	Beamed Ceilings, Natural Woodwork

Water:	Well
Sewer:	Other, Sewer
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: All indoor furniture EXCEPT primary bedroom: dresser (1), chest of drawers (1) and side tables (2), Dining Area: chest of drawers (1), and Living Room: television (1), All outdoor furniture, Hot tub (As Is Where Is), All linens and towels, All kitchen items, All window coverings, All beach accessories, Window air conditioning units (2), shed

****\$100,000 Price Reduction**** Nestled in the picturesque summer village of Sunbreaker Cove on Sylvan Lake, this character-filled lakefront bungalow offers the ultimate retreat for nature lovers and outdoor enthusiasts. Situated on a spacious 9,835 sq. ft. mature, treed lot with 60 feet of pristine south facing lake frontage, this property is a rare gem that promises year-round enjoyment. Step inside the 1,328 sq. ft. cozy cabin, designed for making lifelong memories. Featuring 4 bedrooms and 1.5 bathrooms, the home has been tastefully updated to enhance comfort and convenience. The main bathroom boasts a granite countertop, heated floors, and a luxurious steam shower, while the bedrooms have been upgraded with new windows allowing for ample natural light. The hardwood flooring, renovated kitchen, spacious dining area, and inviting family room—complete with a cast iron wood-burning fireplace—create the perfect setting for relaxation. Outside, the large deck, hot tub, and fire pit provide the ideal space for entertaining and unwinding beneath the stars. The property offers access to an excellent resident managed boat dock, a quiet beach, and low shoreline water levels, making it a safe and fun environment for kids. It is also a short walk from the sandy public beach and a county-maintained boat launch. Sunbreaker Cove is a four-season playground, offering swimming, boating, fishing, and water sports in the summer, as well as ice fishing, skating, and sledding in the winter. Conveniently located just 15 minutes from Sylvan Lake and Bentley, and only 1.5 hours from both Calgary and Edmonton, this sought-after lakefront escape won't last long. Don't miss this rare opportunity—schedule your private showing today!