

158 Poplar Drive Rr  
Conklin, Alberta

MLS # A2194370

# \$521,000



<b>Division:</b>	Conklin		
<b>Type:</b>	Residential/House		
<b>Style:</b>	A-Frame, Acreage with Residence		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.09 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Lawn, Mar		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	HR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Fully furnished, as is		

Stunning A-Frame Home with Staff Housing Potential. Welcome to 158 Poplar Drive, a beautiful and spacious A-frame home set on nearly 3 acres of private land, just minutes away from the stunning Christina Lake. Whether you're looking for a family home, an investment property, or a staff housing solution, this property offers endless opportunities. With six bedrooms, three bathrooms, and an open-concept design, this home is built for both comfort and functionality. Inside, you'll find a bright and airy living space with soaring 14-foot vaulted ceilings and large windows that fill the home with natural light. The modern kitchen is an entertainer's dream, featuring a huge island, sleek quartz countertops, and ample space for cooking and gathering. The seamless flow between the kitchen, dining, and living areas makes this home perfect for hosting guests or housing multiple occupants. The primary bedroom is extra spacious, offering a private retreat, while the main floor bathroom includes a luxurious jetted tub, perfect for unwinding. A separate basement entrance creates flexibility for multi-unit living, allowing for rental income, private quarters for staff, or extended family accommodations. With the increasing demand for staff housing in the area, this property is an ideal solution for businesses or individuals needing accommodations for employees. The six bedrooms provide plenty of sleeping quarters, while the large kitchen and multiple common areas offer comfortable shared living spaces. The basement mudroom adds practicality for workers coming in from job sites, and the abundance of storage areas ensures plenty of room for gear and supplies. Outside, the property features a looped driveway for easy access, a large front deck with scenic views, and a back patio deck perfect for outdoor gatherings. A detached garage with power and two

additional outbuildings provide even more storage options, making this home a practical and versatile investment. For outdoor enthusiasts, Christina Lake is just minutes away, offering world-class fishing, boating, and breathtaking scenery. The surrounding area is also home to prime hunting grounds, endless trails, and untouched natural beauty, making this location perfect for those who love the outdoors. Whether you're searching for a large family home, a profitable rental, or a staff housing solution, this property offers the perfect combination of space, privacy, and convenience. All offers will be considered, and a commercial property package is also available for those seeking additional investment opportunities.