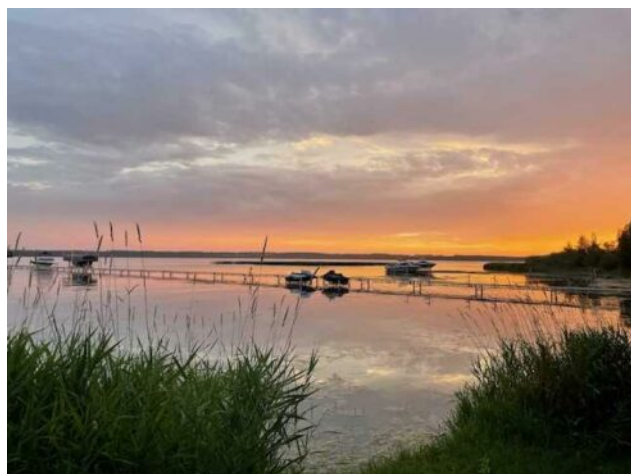


1109 Poplar Road
Sunbreaker Cove, Alberta

MLS # A2208900



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	921 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Lake, Many Trees, Views, Waterfront		

Heating: Forced Air, Propane

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Piling(s)

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: STORAGE SHEDS

Lakefront Living at its's finest. A rare opportunity - 60ft of level lakefront on beautiful Sylvan lake! Nestled in the sought-after community of Sunbreaker Cove, this cozy 3 bedroom cabin is the perfect summer getaway. Step out onto the huge wraparound deck and soak in uninterrupted lake views, ideal for relaxing, entertaining, or taking in the sunsets. The treed yard offers both privacy and charm, with only one neighboring property - on the other side, enjoy the peace and quiet of an environmental reserve. Inside, the cabin exudes warmth and character, offering comfortable open spaces for family and friends to gather after a day on the water. With summer just around the corner, now is the perfect time to make lake life yours. Storage sheds and plenty of parking space.