# **\$546,000 - 119 Poplar Drive Rr, Conklin**

MLS® #A2194374

## \$546,000

5 Bedroom, 4.00 Bathroom, 1,120 sqft Residential on 2.22 Acres

Conklin, Conklin, Alberta

Endless Possibilities Await at 119 Poplar Drive. Discover the potential of this spacious 2-story home, perfectly situated on nearly 3 acres of peaceful land in Conklin, Alberta. Whether you're looking for a large family home, investment property, Airbnb opportunity, or staff housing, this versatile property offers something for everyone. With plenty of space, multiple living areas, and unique features, this home is designed to accommodate a variety of lifestyles and needs. As you arrive, you'II immediately notice the expansive yard, a large doublewide detached garage, and powered camping stalls located to the east of the home. These features provide excellent opportunities for additional living spaces, guest accommodations, or rental income. The 5-bedroom, 4-bathroom layout ensures comfort and privacy for all occupants, with a separate entrance that adds flexibility for multi-generational living, tenants, or staff accommodations. Inside, the home offers a welcoming and functional design. The spacious kitchen, previously utilized for staff housing and meal prep, is well-equipped with extra appliances, making it ideal for hosting large gatherings, meal preparation, or even commercial use. With growing demand for staff housing in the area, this setup is perfect for companies needing accommodations for employees. The lower level features a separate 2-bedroom, 2-bathroom suite, offering additional rental income potential or independent living quarters. Two wood-burning







fireplaces create a warm and inviting atmosphere, perfect for cozy winter nights. Outside, the property includes a two-car detached garage with power, an outbuilding for storage, ensuring both practical use and recreational enjoyment. The large elevated back deck provides the perfect space to relax while taking in the peaceful surroundings. Additionally, the six powered camping stalls make this property ideal for short-term staff accommodations, Airbnb stays, or seasonal workers. Located close to amenities, work sites, and a school, this home provides the convenience of nearby services while still offering the tranquility of rural living. For outdoor lovers, the proximity to multiple lakes and crown land makes it an ideal spot for fishing, hunting, and exploring the great outdoors. With staff housing in high demand, this property presents a prime investment opportunity for businesses or investors looking to provide employee accommodations while generating revenue. Whether you're searching for a family home, an income-generating investment, or an Airbnb venture, this property checks all the boxes. All offers will be considered, and a commercial property package is also available for those interested in additional opportunities.

#### Built in 2006

#### **Essential Information**

MLS® # A2194374 Price \$546,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 1,120

Acres 2.22

Year Built 2006

Type Residential

Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 119 Poplar Drive Rr

Subdivision Conklin
City Conklin

County Wood Buffalo

Province Alberta
Postal Code T0P 1H1

#### **Amenities**

Parking Double Garage Detached

# of Garages 8

#### Interior

Interior Features High Ceilings, Separate Entrance, Storage, Pantry

Appliances Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Freezer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Fire Pit, Private Entrance, Storage, Awning(s)

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt,

Lawn, Many Trees, Private, Secluded, Treed, Wooded, Open Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

## **Additional Information**

Date Listed February 21st, 2025

Days on Market 243

Zoning HR

## **Listing Details**

Listing Office RE/MAX Connect

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