

# \$285,000 - 146 Poplar Drive Rr, Conklin

MLS® #A2194373

**\$285,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.00 Acres

Conklin, Conklin, Alberta

146 Poplar Drive – A Rare Opportunity on  
Nearly 3 Acres.

Nestled in the heart of Conklin, this expansive vacant lot spans nearly 3 acres, offering a unique opportunity to create your ideal retreat. Surrounded by lush green space and the breathtaking Boreal forest, this property provides the perfect escape from the hustle and bustle of city life while still being conveniently close to amenities. Whether you're looking to build a dream home, seasonal getaway, or investment property, this land offers endless possibilities. A standout feature of this property is the detached three-car garage with power, already in place and ready for use. Whether you envision it as a workshop, storage facility, or creative studio, this versatile space is a valuable asset to the property. With a paved driveway leading to the garage and potential home site, accessibility and convenience are built in. The lot is prepared to accommodate a manufactured home, giving you the flexibility to design a cabin, retirement home, or a perfect base for your fifth wheel or RV. The expansive land allows for plenty of outdoor space, whether for additional structures, gardens, or recreational areas. Located just minutes from pristine lakes and prime hunting grounds, this property is a dream for outdoor enthusiasts. Whether you enjoy fishing, hunting, or simply immersing yourself in nature, this location offers direct access to some of Alberta's best outdoor



experiences. This is a rare chance to secure a large, private, and versatile property in a sought-after location. All offers will be considered, and a commercial property package is also available for those looking for even more opportunities.

### Essential Information

MLS® #	A2194373
Price	\$285,000
Bathrooms	0.00
Acres	0.00
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	146 Poplar Drive Rr
Subdivision	Conklin
City	Conklin
County	Wood Buffalo
Province	Alberta
Postal Code	T0P 1H1

### Additional Information

Date Listed	February 21st, 2025
Days on Market	174
Zoning	HR

### Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.