

# \$289,000 - 175 Poplar Drive Rr, Conklin

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MLS® #A2217004

**\$289,000**

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 1.94 Acres

Conklin, Conklin, Alberta

Tucked away in the quiet and welcoming community of Conklin, this beautifully maintained 3-bedroom, 2-bathroom home sits on a cleared and level 1.94-acre lot offering the perfect blend of space, comfort, and flexibility. Whether you're looking for a peaceful family home, a weekend escape, or practical staff accommodations, this property delivers.

Inside, you'll find a bright and open floor plan with seamless flow between the living room, kitchen, and dining areas designed for easy living and entertaining. The spacious primary bedroom includes its own private ensuite, while two additional bedrooms provide room for kids, guests, or staff. Natural light fills the home, enhancing the warm and inviting feel.

Step outside to a massive wrap-around deck that expands your living space into the great outdoors. Relax in the sunk-in hot tub, enjoy meals in one of the two metal screened-in gazebos, or gather around the fire pit in the backyard. The large front yard offers even more room for children to play, weekend gatherings, or future expansion.

The city has completed tie-ins for water and sewer, adding even more value and convenience to this already well-equipped property.

Located just minutes from beautiful Christina Lake, this home offers quick access to fishing, swimming, trails, and camping. The community also features a school, a large recreational



center, and a peaceful, family-friendly atmosphere.

With nearly 2 acres of cleared land, there's ample space for RV parking, additional units, or modular housing—making this an excellent option for staff accommodations or investment purposes.

Whether you're seeking a full-time residence, vacation retreat, or flexible housing solution, this well-kept property offers it all—space, privacy, modern services, and a true connection to nature.



Built in 2009

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2217004                    |
| Price          | \$289,000                   |
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,288                       |
| Acres          | 1.94                        |
| Year Built     | 2009                        |
| Type           | Residential                 |
| Sub-Type       | Detached                    |
| Style          | Acreage with Residence, Bur |
| Status         | Active                      |



**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 175 Poplar Drive Rr |
| Subdivision | Conklin             |
| City        | Conklin             |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T0P1H1              |

**Amenities**

|         |                                                                     |
|---------|---------------------------------------------------------------------|
| Parking | Gravel Driveway, Off Street, Outside, Side By Side, Tandem, Unpaved |
|---------|---------------------------------------------------------------------|

**Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Boiler, Propane, Wood Stove                              |
| Cooling           | None                                                     |
| Fireplace         | Yes                                                      |
| # of Fireplaces   | 1                                                        |
| Fireplaces        | Living Room, Wood Burning Stove                          |
| Basement          | None                                                     |

## Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Wooded |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | None, Vinyl Siding                                                                                                           |
| Foundation        | Block, Piling(s)                                                                                                             |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 110           |
| Zoning         | HR            |

## Listing Details

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

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