

# \$1,250,000 - 1117 Poplar Road, Sunbreaker Cove

MLS® #A2206530

**\$1,250,000**

4 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential on 0.23 Acres

NONE, Sunbreaker Cove, Alberta

**\*\*\$40,000 Price Reduction\*\*** Nestled in the picturesque summer village of Sunbreaker Cove on Sylvan Lake, this character-filled lakefront bungalow offers the ultimate retreat for nature lovers and outdoor enthusiasts. Situated on a spacious 9,835 sq. ft. mature, treed lot with 60 feet of pristine south facing lake frontage, this property is a rare gem that promises year-round enjoyment. Step inside the 1,328 sq. ft. cozy cabin, designed for making lifelong memories. Featuring 4 bedrooms and 1.5 bathrooms, the home has been tastefully updated to enhance comfort and convenience. The main bathroom boasts a granite countertop, heated floors, and a luxurious steam shower, while the bedrooms have been upgraded with new windows allowing for ample natural light. The hardwood flooring, renovated kitchen, spacious dining area, and inviting family room—complete with a cast iron wood-burning fireplace—create the perfect setting for relaxation. Outside, the large deck, hot tub, and fire pit provide the ideal space for entertaining and unwinding beneath the stars. The property offers access to an excellent resident managed boat dock, a quiet beach, and low shoreline water levels, making it a safe and fun environment for kids. It is also a short walk from the sandy public beach and a county-maintained boat launch. Sunbreaker Cove is a four-season playground, offering swimming, boating, fishing, and water sports in the summer, as well as ice fishing, skating, and sledding in the winter.



Conveniently located just 15 minutes from Sylvan Lake and Bentley, and only 1.5 hours from both Calgary and Edmonton, this sought-after lakefront escape won't last long. Don't miss this rare opportunityâ€”schedule your private showing today!

Built in 1980

### Essential Information

MLS® #	A2206530
Price	\$1,250,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,328
Acres	0.23
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1117 Poplar Road
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Parking Spaces	4
Parking	Multiple Driveways, None, On Street
Is Waterfront	Yes
Waterfront	Lake Front

### Interior

Interior Features	Beamed Ceilings, Natural Woodwork
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Range Hood
Heating	In Floor, Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Dock
Lot Description	Back Yard, Lake, Many Trees, Private, Beach, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Waterfront
Roof	Metal
Construction	Wood Frame, Cedar
Foundation	Piling(s)

## Additional Information

Date Listed	March 28th, 2025
Days on Market	86
Zoning	R1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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